



Pearl Square, Gt Baddow, Chelmsford, Essex, CM2 9FP

Council Tax Band F (Chelmsford City Council)

 2  4  3

£475,000 Freehold

ACCOMMODATION

This well presented family home is located in the sought after Clarion Gate development within the popular Great Baddow area. The property features accommodation laid out over three floors and is presented to a high standard throughout with the ground floor accommodation comprising an entrance hall with built in storage cupboard, cloakroom, a kitchen/dining room with refitted kitchen units and built in appliances, this room also features a box bay window to the side and double doors overlooking and leading to the rear garden.

To the first floor is a bright, spacious living room with two feature box bay windows providing an abundance of natural light, double doors provide access to the first floor west facing balcony. The first floor also offers a double bedroom and shower room. The second floor hosts the master bedroom with built in wardrobe and en-suite shower room, a generous sized additional bedroom, a further single bedroom and the main bathroom.

Externally the property has a carport providing off road parking and leading to the west facing landscaped garden with summer house.

LOCATION

Clarion Gate is a modern development centred around a striking village green built by Crest Nicholson and is located off of Beehive Lane in Great Baddow. Clarion Gate is conveniently situated within walking distance of Beehive Primary School and Great Baddow High School. There is a regular bus service which runs along Beehive Lane and provides access to the City Centre.

Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, the property is also conveniently located within 2 miles of the A12 which provide access to the M25 and M11.

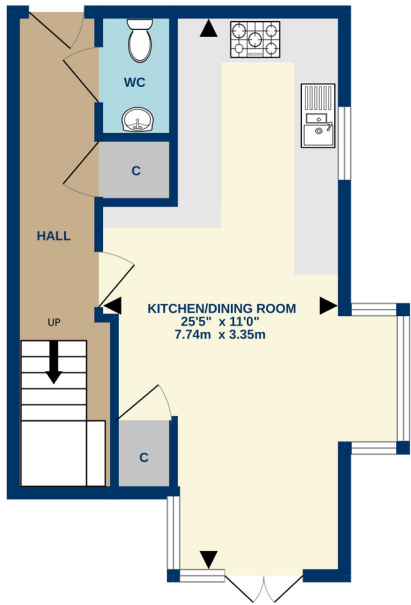
- Modern Family Home
- Four Bedrooms
- First Floor Living Room With Two Bay Windows & Balcony
- Bedroom Two & Shower Room To First Floor
- Carport Providing Off Road Parking
- Accommodation Over Three Floors
- Fitted Kitchen/Dining Room With Built In Appliances
- Master Bedroom With Built In Wardrobe And En Suite
- Landscaped West Facing Rear Garden
- No Onward Chain







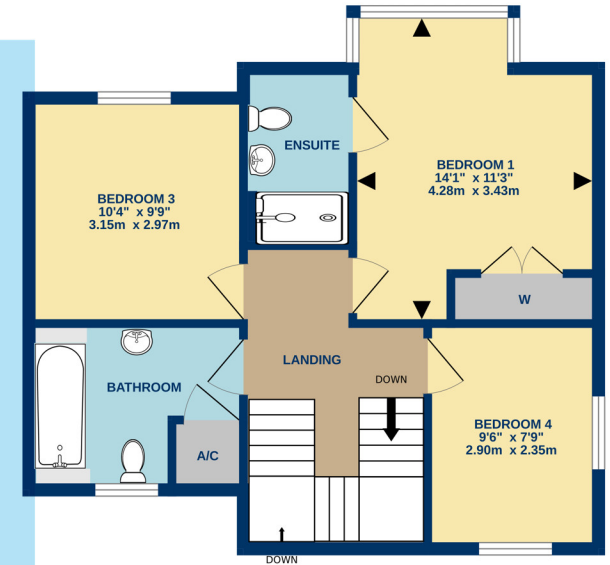
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



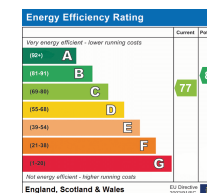
2ND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1454 sq.ft. (135.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk