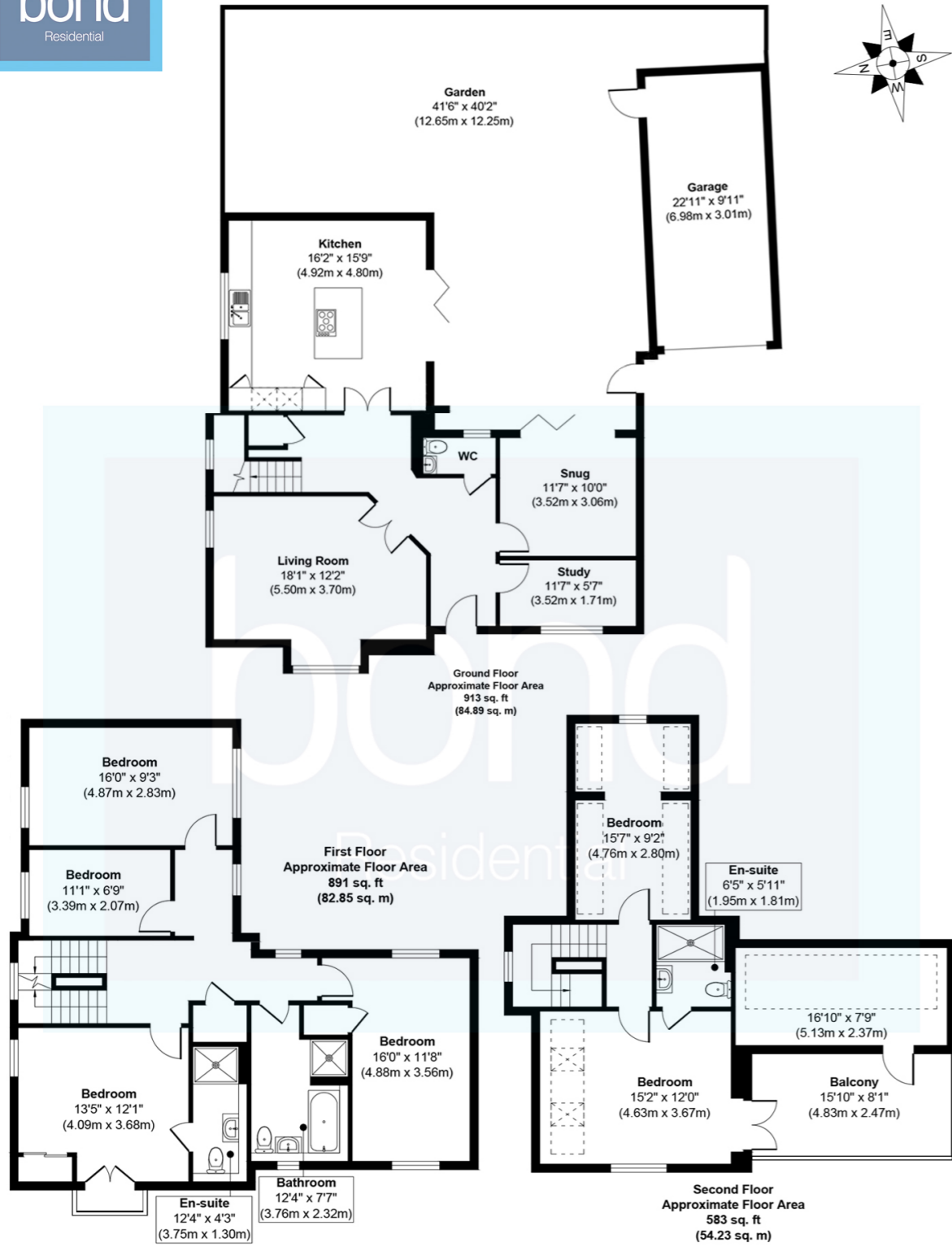




Fairway Drive



Approx. Gross Internal Floor Area 2389 sq. ft / 221.98 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

FLOORPLAN



Fairway Drive, Channels, Chelmsford, Essex, CM3 3FH



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Energy Efficiency Rating



Offers In Excess Of £800,000

Fairway Drive, Channels, Chelmsford, CM3 3FH



THE PROPERTY:

This impressive and spacious modern executive family home is situated in a cul-de-sac setting and enjoys lovely views over a lake to the front and due to its elevated position far reaching views over Chelmsford beyond.

The accommodation comprises an open and spacious entrance hall, ground floor cloakroom, living room with bay window, sitting room with bi fold doors leading onto the garden, study and a superb fully fitted kitchen/dining room also with bi fold doors leading onto the garden. To the first floor there are three dual aspect double bedrooms of which one is a guest bedroom with en suite and a small balcony with excellent open views to the front, there is a further single bedroom on this floor as well as a four piece family bathroom. On the second floor there is a master suite with vaulted ceiling and feature full height window and private west facing roof terrace affording lovely views to the front aspect and benefits from capturing the evening sun, there is also a door off of the private roof terrace to a storage room, the master suite also benefits from an en suite shower room and across the landing there is a large dressing room with vaulted ceiling.

Externally the property offers a driveway providing off road for several vehicles and a detached garage. The current owners chose this specific plot from plan due to its position within the Channels development and the wonderful views over the lake and communal landscaping to the front. The rear garden comprises a patio immediately off of the kitchen/dining room and sitting room benefitting from the morning sun and the remainder of the garden is laid to lawn.

AREA GUIDE:

Situated within the highly sought after Channels development located to the North of Chelmsford city centre, this executive detached family home is located on the periphery of the development with lovely views over a lake to the front. There is an abundance of open spaces surrounding the area, providing pleasant walks and places to unwind. Channels is extremely popular with families and commuters due to its proximity to Chelmsford city centre, its transport links and access to exceptional schools. The development neighbours the new Beaulieu development and is within walking distance of a selection of children's play areas, Beaulieu shops which offers a selection of shops, cafes and takeaways.

Chelmsford is renowned for its educational excellence, the property is situated within walking distance of the new Beaulieu primary and secondary schools, as well as being within 2.5 miles of Chelmsford's top performing grammar schools, there are also a selection of excellent private schools within the Chelmsford area, with New Hall school being within close proximity of the property.

The Channels development is conveniently located within easy access of Essex Regiment Way, which provides a park and ride bus service into Chelmsford city centre and mainline station which provides a regular service to London Liverpool St with a journey time as fast as 28 minutes. Located to the North of Chelmsford the property is perfectly situated for great road links for those commuting by car to the A12, A120 and A130.

- Executive Detached Family Residence
- Two Reception Rooms
- High Specification Kitchen/Dining Room
- Master Suite with En Suite, Dressing Room & Roof Terrace
- Guest Bedroom with En Suite
- Five Bedrooms
- Four Piece Family Bathroom
- Garage & Driveway
- Views Over Lake To Front

£800,000



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