



# 1 Vellacotts, Chelmsford, Essex, CM1 7EA

- THREE BEDROOM FAMILY HOME
- WELL PRESENTED
- OFF ROAD PARKING
- FITTED KITCHEN/BREAKFAST ROOM
- LOUNGE/DINER
- CLOAKROOM
- OFFICE/SUMMER HOUSE
- FAMILY BATHROOM
- POPULAR LOCATION
- NO ONWARD CHAIN





## PROPERTY DESCRIPTION

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A beautifully presented three bedroom family home situated in a sought after area, offering off road parking for up to 4 vehicles with electric car charging point.

This well presented family home comprises of an entrance hall, 21ft lounge/diner with bi-fold doors to the rear garden, offering fantastic entertaining space with a courtyard style, linking the house and office/summerhouse seamlessly for perfect indoor/outdoor living. A cloakroom to the ground floor with three bedrooms and family bathroom to the first floor. The property further benefits from gas central heating, double glazing, detached office/hobby room, sizeable sheds and high end branded appliances. NO ONWARD CHAIN (Council Tax Band - C)

This property is conveniently situated close to local shops and excellent schooling for all age groups. St John Payne, Chelmsford County High School for Girls, King Edward V1 Grammar School, Chelmer Valley High School and Broomfield Primary School are all within striking distance. There is a Morrison's supermarket close by, a good selection of local and village public houses near and Broomfield Hospital can be reached within a short distance. The City centre, with its further range of amenities and excellent shopping facilities and mainline railway station, can be reached approximately 2 miles away.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into entrance hall.

### ENTRANCE HALL

Stairs rising to first floor, double glazed window to side, door to kitchen/breakfast room and door to lounge/diner.

### LOUNGE/DINER

21' 4" x 15' 0" (6.50m x 4.57m)

Two double glazed bay windows to front, double glazed window to rear, bi-fold doors to rear garden.

### KITCHEN/BREAKFAST ROOM

15' 0" x 14' 8" (4.57m x 4.47m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to front and rear, bi-fold door to rear garden, sink unit, integrated fridge/freezer, integrated dishwasher, integrated electric oven and 5 ring gas hob with extractor over, under stairs storage cupboard which also provides plumbing for washing machine, door to cloakroom

### CLOAKROOM

Low level wc, wash hand basin.

### FIRST FLOOR LANDING

Double glazed window to rear, storage cupboard, doors to:

### BEDROOM ONE

14' 9" x 9' 9" (4.50m x 2.97m)

Double glazed window to front and rear, fitted wardrobes.

### BEDROOM TWO

14' 9" x 8' 8" (4.50m x 2.64m)

Double glazed window to front and rear.

### BEDROOM THREE

11' 8" x 6' 9" (3.56m x 2.06m)

Double glazed window to front.

### FAMILY BATHROOM

11' 7" x 5' 4" (3.53m x 1.63m)

Obscure double glazed window to front, panelled bath with shower over, low level wc, wash hand basin, loft access.

### EXTERIOR

To the front of the property there is off road parking for several vehicles with a side access that leads to the rear garden which comprises of a patio area with the remainder being laid to lawn and access to the detached home office/hobbies room.

### DETACHED OFFICE/SUMMER HOUSE

20' 7" x 14' 3" (6.27m x 4.34m) MAX

Wall mounted electric heater, power and light connected.

### SERVICES

ALL MAIN SERVICES ARE CONNECTED

### AGENTS NOTE

Please be advised that the photographs used for marketing were taken prior to the tenants taking occupation.

### VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS  
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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