



Clover Drive, Chelmsford, Essex, CM1 4FT

- Detached Family Home
- Five Bedrooms
- Kitchen / Breakfast Room
- Two Reception Rooms
- Utility Room
- Two En-Suites
- Detached Garage
- Driveway Parking



PROPERTY DESCRIPTION

Located in the recently built development of 'Copperfield Place' in Chignal St James is this beautifully presented five-bedroom family home. Accommodation is set over three floors and offers well-proportioned, bright and airy accommodation throughout with a well-considered flow. To the ground floor a welcoming entrance hall provides access to a kitchen / breakfast room, cloakroom and two reception rooms. To the first floor a landing provides access to four bedrooms and a family bathroom. Bedroom two benefits from an en-suite shower room. The second-floor landing provides access to bedroom one which features a stunning vaulted ceiling with dual aspect views, providing a bright and airy space and also benefits from an en-suite shower room and a selection of fitted wardrobes, eaves storage and loft access.

Externally the property enjoys driveway parking with access to a detached garage and a beautifully presented, low maintenance rear garden. To the front of the property are stunning countryside views.

Copperfield Place is located just over two miles from Chelmsford's city centre and mainline train station with direct links to London Liverpool Street within approximately 35 minutes. Chelmsford City centre boasts a wide array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice and leisure centre, County Cricket Ground and there are a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. The property is ideally located for well-regarded local schooling including Broomfield primary school, Chelmer Valley High School, St John Payne secondary school and top performing grammar schools KEGS and CCHS. The property enjoys open fields to the front aspect, and there are plenty of local walks with nearby villages including the Chignals and The Walthams with a selection of public houses and a popular area for keen cyclists.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)
Entrance door leading through to;

Entrance Hall

Turning staircase rising to first floor, access to kitchen / breakfast room, dining room, living room and cloakroom.

Cloakroom

1.47m x 1.8m (4' 10" x 5' 11")
Low level WC, wash hand basin.

Kitchen / Breakfast Room

3.37m Max x 8.64m Max (11' 1" Max x 28' 4" Max)
Bay window to front aspect, window to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated appliances including; fridge, freezer, dishwasher, oven with gas hob and extractor over.

Utility Room

1.79m x 1.66m (5' 10" x 5' 5")
Door to rear aspect, range of matching wall and base units with work surfaces over, space for washing machine, cupboard housing wall mounted boiler.

Living Room

3.33m x 4.49m (10' 11" x 14' 9")
French doors to rear aspect.

Dining Room

3.33m x 3.38m Max (10' 11" x 11' 1" Max)
Bay window to front aspect.

First Floor Landing

Stairs rising to second floor, access to Bedrooms two, three, four, five and family bathroom.

Bedroom Two

3.41m x 3.96m (11' 2" x 13' 0")
Window to rear, access to;

En-suite Shower Room

1.62m x 2.04m (5' 4" x 6' 8")
Window to rear aspect, low level WC, wash hand basin, double width shower cubicle.

Bedroom Three

3.04m x 3.35m (10' 0" x 11' 0")
Window to front aspect.

Bedroom Four

2.68m x 4.25m (8' 10" x 13' 11")
Window to rear aspect.

Bedroom Five

2.93m x 3.09m (9' 7" x 10' 2")
Window to front aspect.

Family Bathroom

2.10m x 2.15m (6' 11" x 7' 1")
Window to rear aspect, low level WC, wash hand basin, paneled bath with shower over.

Second Floor Landing

Turning staircase providing access to;

Bedroom One

5.45m x 8.3m (17' 11" x 27' 3")
Bay windows to front aspect, velux windows to rear aspect, eaves storage, selection of fitted wardrobes, loft access, access to;

En-suite Shower Room

2.28m x 2.66m (7' 6" x 8' 9")
Velux windows to rear aspect, low level WC, wash hand basin, paneled bath, separate shower cubicle.

Garage

3.12m x 7.11m (10' 3" x 23' 4")
Electric roller door to front aspect. power and light connected.

Exterior

The property is approached to the front, to the side is block paved off-road parking for multiple vehicles with gated side access to the rear garden and access to the detached garage with electric roller door.

The beautifully presented rear garden is fully enclosed and commences with a patio area to the front and a further patio area to the rear which is ideal for entertaining. The remainder of the garden is an area of artificial grass providing a well - maintained, low maintenance garden.

Agents Note

There is an annual ground rent charge of approximately £290 per annum - TBC via solicitors

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - G

EPC - B

Viewings

By prior appointment with Balch Estate Agents.

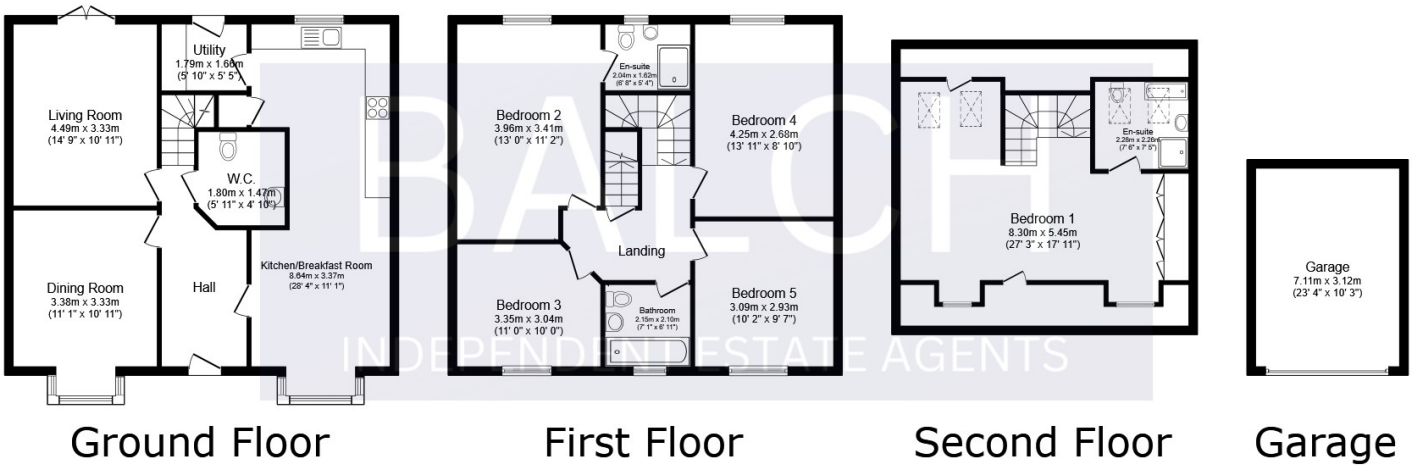
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

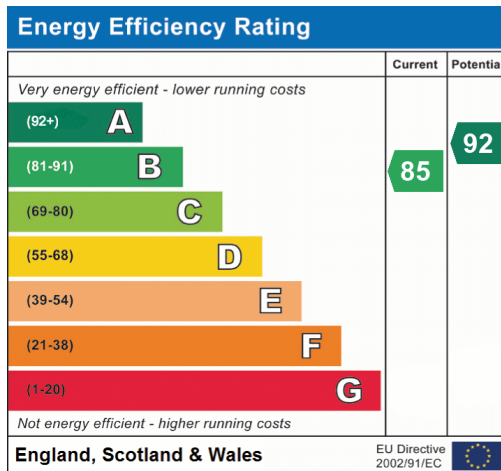
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



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



Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com