



3 The Dell, Great Baddow, Chelmsford, Essex, CM2 7JY

- FOUR BEDROOM FAMILY HOME
- LOCATED WITHIN THE HEART OF GREAT BADDOW
- CLOAKROOM
- FITTED KITCHEN
- LOUNGE/DINER WITH VIEWS OVER THE REAR GARDEN
- FIRST FLOOR FAMILY BATHROOM
- GROUND FLOOR PLAYROOM/BEDROOM FOUR
- FIRST FLOOR STUDY
- DRIVEWAY
- GENEROUS REAR GARDEN



PROPERTY DESCRIPTION

Located to the southside of Chelmsford in the village of Great Baddow is this well presented four bedroom end of terrace family home. The accommodation comprises of an entrance hall, cloakroom, fitted kitchen, bedroom four/playroom and a lounge/diner to the ground floor with a study, three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating, double glazed windows, driveway providing off road parking and a generous rear garden. (Council Tax Band - C)

The property favours a location within a leisurely stroll of the Vineyards shopping precinct catering for all of those everyday needs and not forgetting of course that there is a good choice of schooling at hand for all age groups and easy access to Chelmsford's vibrant city centre for a more comprehensive selection of shopping, restaurants, wine bars, cinemas and main line rail station. For those requiring the benefit of access to the M25 orbital motorway the A12 and A130 are close at hand.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

Stairs rising to first floor, understairs storage cupboard, doors to:

CLOAKROOM

3' 5" x 2' 4" (1.04m x 0.71m)

Obscure double glazed window to side, low level wc with inset wash hand basin.

PLAYROOM/BEDROOM FOUR

16' 0" x 8' 0" (4.88m x 2.44m)

Double glazed window to front, wall mounted Potterton gas boiler.

KITCHEN

10' 6" x 8' 1" (3.20m x 2.46m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to front, serving hatch to the lounge/diner, space for fridge freezer, space for cooker with extractor over, space and plumbing for washing machine and slimline dishwasher.

LOUNGE/DINER

20' 4" x 13' 4" (6.20m x 4.06m)

Double glazed patio doors to the rear garden, ornamental feature fireplace.

FIRST FLOOR LANDING

Loft access, doors to:

FAMILY BATHROOM

7' 11" x 5' 2" (2.41m x 1.57m)

Low level wc, vanity wash hand basin, panelled bath with shower over, obscure double glazed window to front.

BEDROOM ONE

11' 4" x 9' 6" (3.45m x 2.90m) PLUS DOOR RECESS

Double glazed window to rear, fitted wardrobe.

BEDROOM TWO

11' 4" x 9' 6" (3.45m x 2.90m)

Double glazed window to front, fitted wardrobe.

BEDROOM THREE

9' 11" x 7' 3" (3.02m x 2.21m) PLUS DOOR RECESS

Double glazed window to rear.

STUDY

6' 7" x 5' 3" (2.01m x 1.60m)

Obscure double glazed window to side.

EXTERIOR

To the front of the property there is a driveway that provides off road parking with a side access that leads to the generous rear garden. The rear garden commences with a large patio area with the remainder being laid to lawn.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

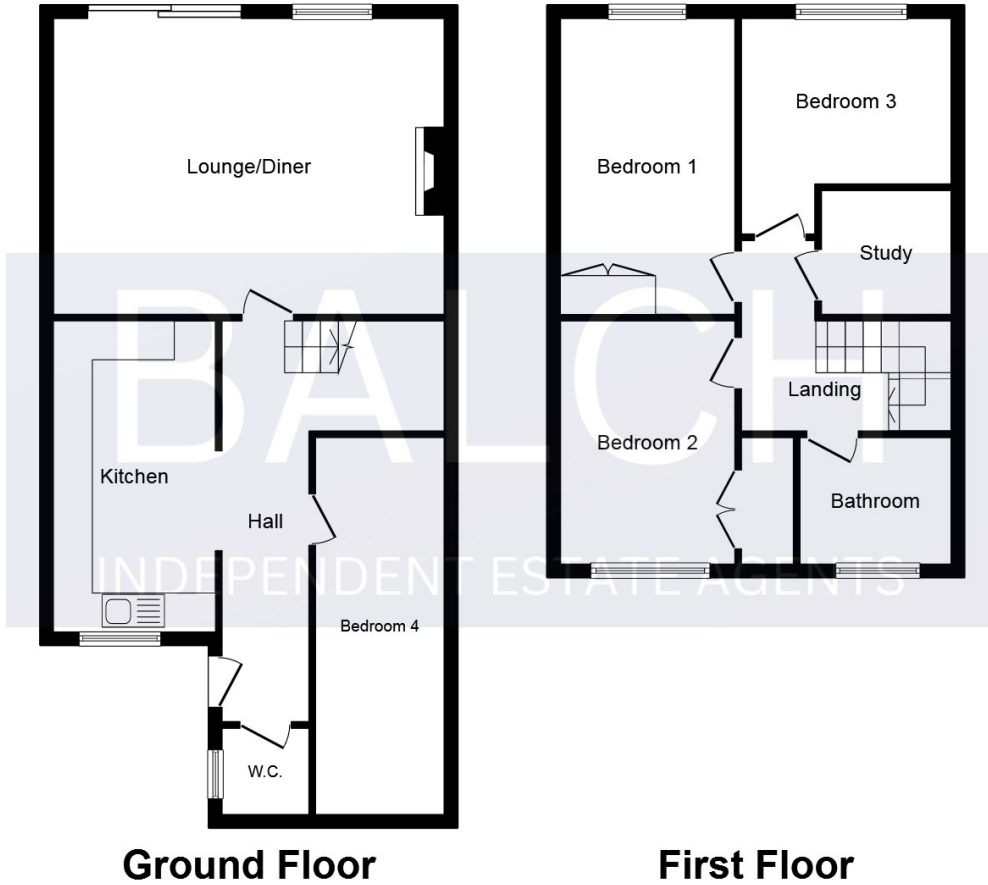
VIEWINGS

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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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