



# Belfry Crescent, Channels, Chelmsford, Essex, CM3 3GN

Council Tax Band B (Chelmsford City Council)

 2  3  2

£525,000 Freehold

Welcome to this exquisite modern detached family home, where every detail has been meticulously crafted to offer a blend of style, comfort, and functionality. From the moment you step into the dual aspect entrance hall, adorned with feature windows and built-in storage, you'll be captivated by the light and space that define this property. The triple aspect living room is a sanctuary of natural light, providing a versatile space for both relaxation and entertaining. The heart of the home, the kitchen/dining room, boasts a feature window that frames a picturesque view of the rear garden, making every meal a delight.

Upstairs, you'll find three spacious bedrooms, each with vaulted ceilings that add a touch of grandeur. The master bedroom is a retreat in itself, complete with a built-in wardrobe and a luxurious en suite shower room. The family bathroom features a contemporary white suite, offering a serene space for unwinding after a long day. The galleried landing adds an element of elegance, connecting the living spaces seamlessly.

Outside, the landscaped front and rear gardens provide a tranquil setting for outdoor activities and gatherings. The driveway to the front and an additional parking space to the rear ensure ample parking for family and guests. This home is not just a place to live but a place to create lasting memories. Its modern design and thoughtful layout make it perfect for contemporary family living.

## LOCATION

Situated within the highly sought after Channels development located to the North of Chelmsford city centre, there is an abundance of open spaces surrounding the development, 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 32 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.

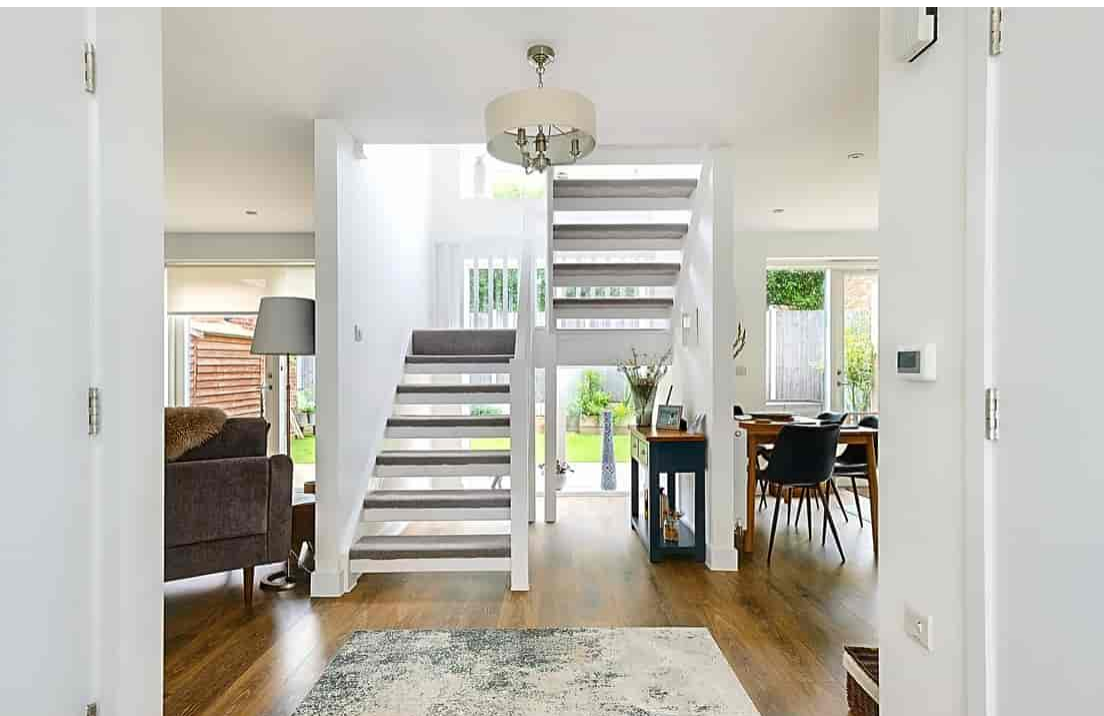
TENURE: Freehold

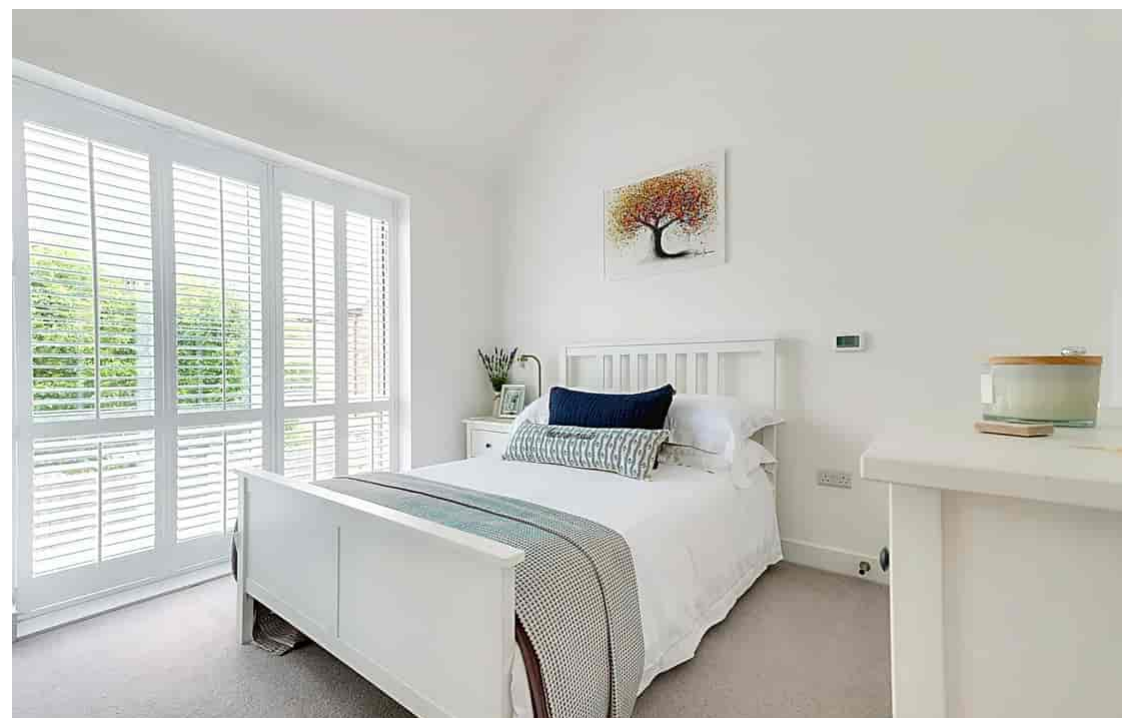
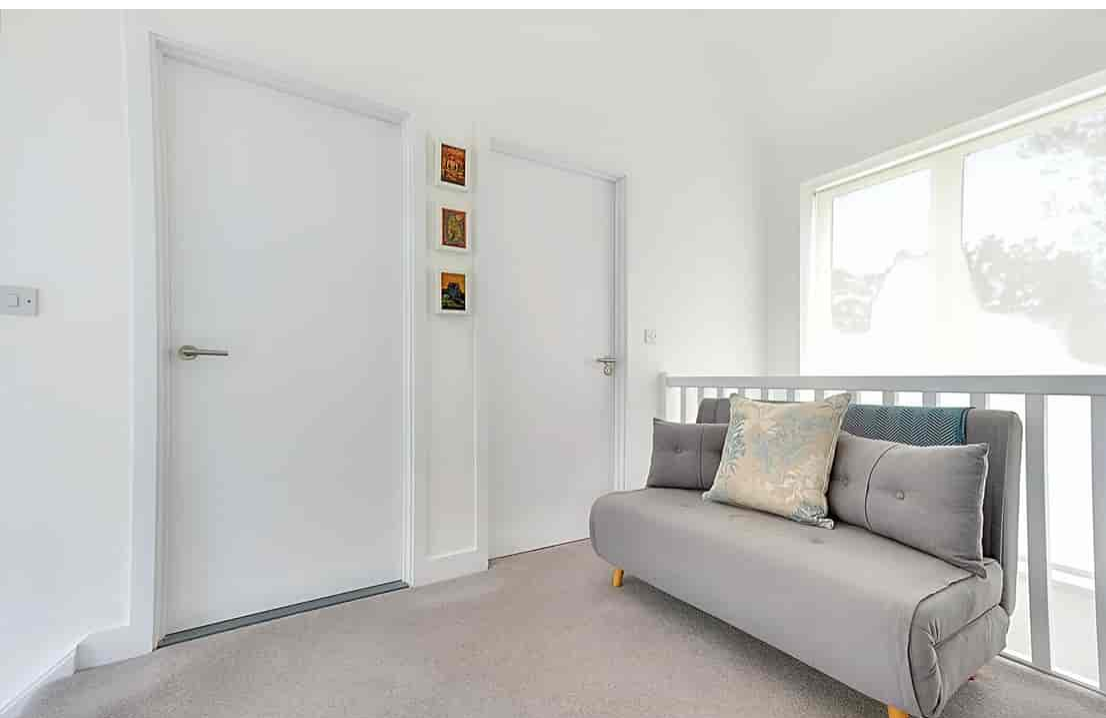
ESTATE CHARGE: £236 per annum.

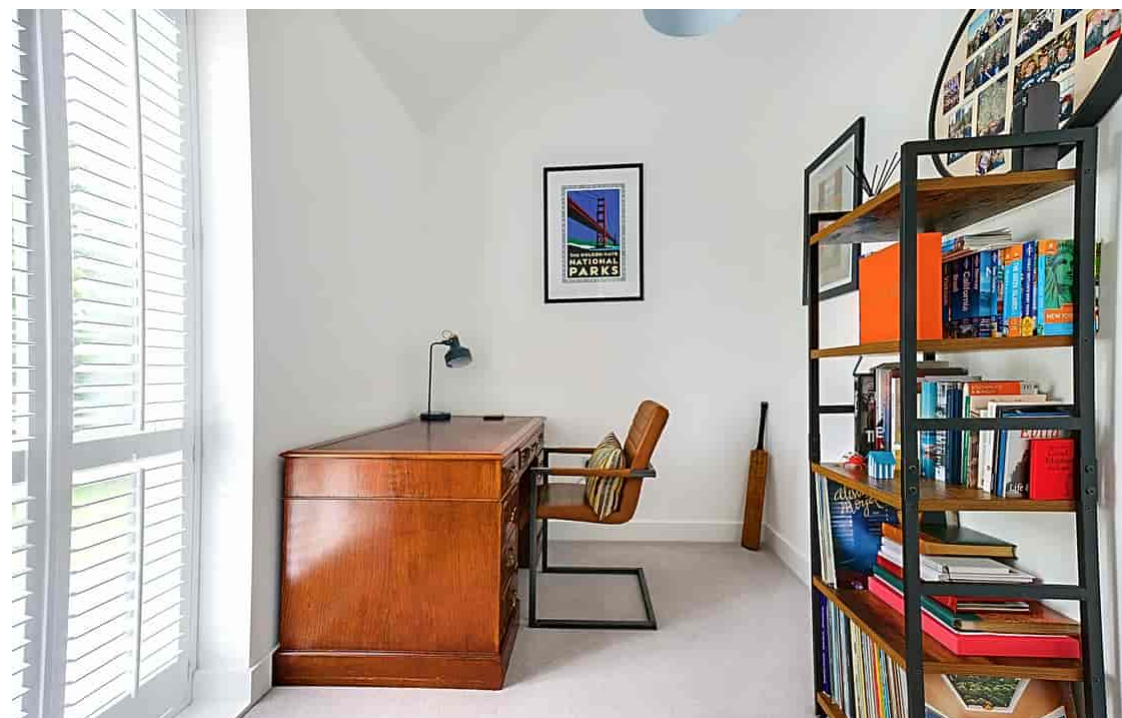
COUNCIL TAX BAND: E

EPC RATING: B

- Modern Detached Family Home
- Triple Aspect Living Room
- Three Bedrooms All With Vaulted Ceilings
- Family Bathroom With Contemporary White Suite
- Driveway To Front & Additional Parking Space To Rear
- Dual Aspect Entrance Hall With Feature Windows & Built In Storage
- Kitchen/Dining Room With Feature Window Overlooking Rear Garden
- Master Bedroom With Built In Wardrobe And En Suite Shower Room
- Landscaped Front & Rear Gardens
- No Onward chain









GROUND FLOOR  
543 sq.ft. (50.4 sq.m.) approx.

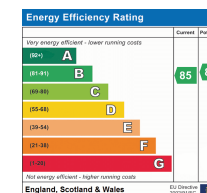
1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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