



Wiggins View, Chancellor Park, Chelmsford, CM2 6GP

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£450,000 Freehold

Bond Residential are delighted to present this modern family home, perfectly situated in the highly sought-after Chancellor Park Development. Overlooking a picturesque greensward and sports fields to the front, this property offers an idyllic setting for family life. Upon entering, you are greeted by a spacious and inviting living/dining room, ideal for both relaxing and entertaining. The room seamlessly flows into a charming conservatory, which floods the space with natural light and provides a perfect spot for year-round enjoyment. The fitted kitchen is both practical and stylish, equipped with modern appliances and ample storage, making it a delight for any home chef, a cloakroom completes the ground floor accommodation. The property boasts three generously sized double bedrooms, ensuring plenty of space for the entire family. The master bedroom features an en suite shower room, offering a private retreat for relaxation. A well-appointed family bathroom serves the remaining bedrooms, providing convenience and comfort for all.

Externally, the home continues to impress. The rear garden is a delightful space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property includes a garage and carport, providing secure parking and extra storage options.

LOCATION

The Chancellor Park development benefits from an abundance of open green spaces, with a park area to the front of the development, children's play area off of Cornelius Vale and sports park which includes football pitches, sports pavilion, astro tennis courts, floodlit multi-use hard surface area (Tennis, Netball, Football) and Bowling green. Chancellor Park forms part of Chelmer Village which offers its own village square with a range of day to day amenities and superstore, two popular primary schools, a pre-school, retail park with a range of high street brands, there are a selection of restaurants around Chelmer Village as well as open park space.

For the commuters there is a regular bus service to Chelmsford city centre and mainline station which offers a direct service to London Liverpool St in as fast as 32 minutes. For those requiring road access Chancellor Park is conveniently located within easy access of the A12 and A130

. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure.

Chelmsford is renowned for its educational excellence and alongside the local schools, it offers two of the country's top performing grammar schools, Writtle agricultural college, Anglian Ruskin University and a selection of private schools.

- Modern Family Home
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- Rear Garden

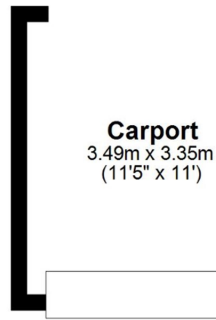
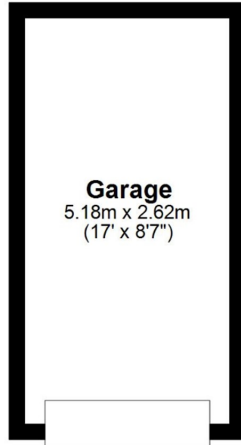
- Living/Dining Room
- Conservatory
- Master Bedroom With En Suite
- Carport With Electric Door & Garage
- Overlooking Greensward & Sportsfield To The Front



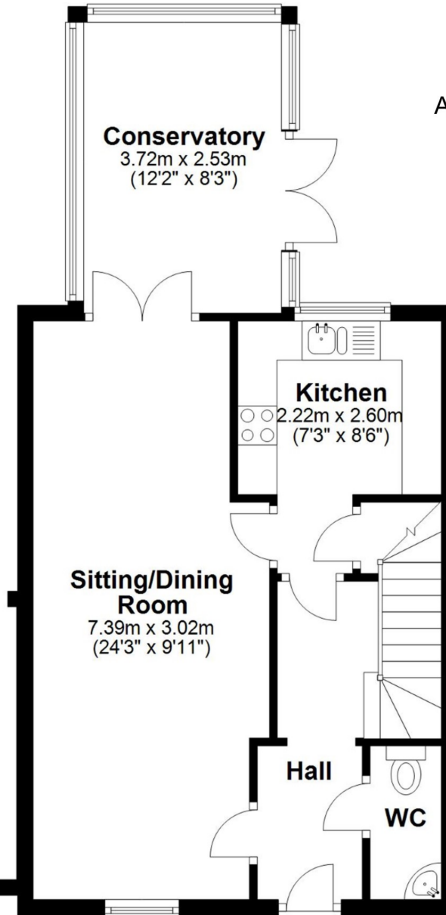




Outbuilding



Ground Floor

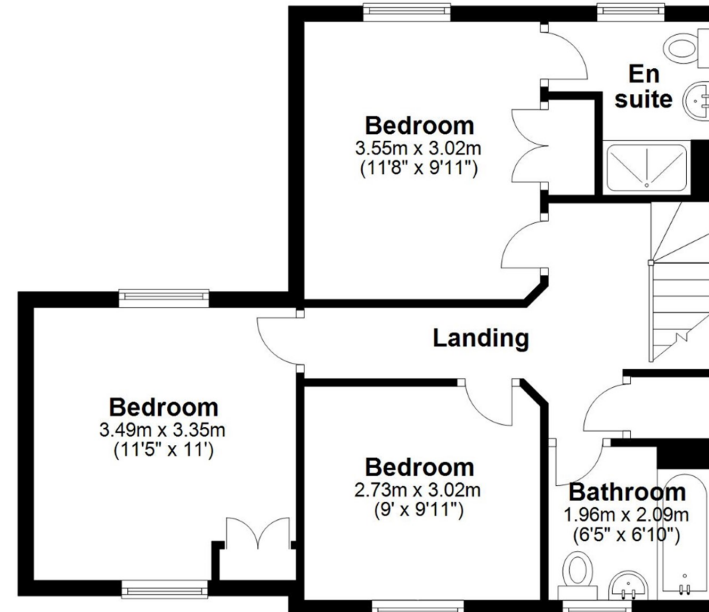


APPROX INTERNAL FLOOR AREA 99 SQ M (1070 SQ FT)

GARAGE/CARPORT 26 SQ M (280 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes.
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First Floor



78, New London Road,
Chelmsford, Essex, CM2 0PD

Telephone: 01245 500599

Website: www.bondresidential.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		88
(111-81)	B	76	
(81-65)	C		
(65-48)	D		
(48-34)	E		
(34-21)	F		
(21-10)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

