



## 23 Longacre, Chelmsford, Essex, CM1 3BJ

- THREE/FOUR BEDROOM DETACHED FAMILY HOME
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- FIRST FLOOR FAMILY BATHROOM
- VIEWING ESSENTIAL
- RECENTLY REFITTED KITCHEN/BREAKFAST ROOM WITH HANDMADE UNITS
- A REAR EXTENSION THAT HAS CREATED AN EXTRA FAMILY/DINING ROOM
- LOW MAINTENANCE REAR GARDEN
- PEACEFUL CUL-DE-SAC LOCATION



## PROPERTY DESCRIPTION

Located on the periphery of Writtle village, is this well presented three/four bedroom detached family home. The accommodation comprises of an entrance lobby, lounge, refitted kitchen/breakfast room, cloakroom, bedroom four/study and a family/dining room to the ground floor, with three bedrooms, a family bathroom and the principal bedroom having an en-suite shower room to the first floor. The property further benefits from gas central heating, double glazed windows, a driveway providing off road parking for numerous vehicles and a low maintenance rear garden with gated access to the rear from both sides. No Onward Chain (Council Tax Band - E)

Longacre is located to the West of Chelmsford, in walking distance to Writtle with frequent buses to the city centre and station and easy access to the A12.



## ROOM DESCRIPTIONS

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### Property Information

(with approximate room sizes)

Double glazed entrance door leads into the entrance lobby.

### Entrance Lobby

Stairs rising to first floor, doors to the lounge and bedroom four/study.

### Lounge

17' 7" x 10' 8" (5.36m x 3.25m)

Double glazed window to front, double doors to the kitchen/breakfast room.

### Refitted Kitchen/Breakfast Room

18' 11" x 9' 2" (5.77m x 2.79m)

Recently fitted with handmade base and wall mounted storage cupboards, double glazed window to rear, ceramic sink unit, integrated electric Neff ovens and induction hob with extractor over, integrated dishwasher, space for fridge/freezer, wine cooler, access to family/dining room and access to inner lobby.

### Family/Dining Room

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed window to rear, double glazed french doors to rear garden, velux window.

### Inner Lobby

Double glazed door to side, cupboard housing the gas boiler, utility cupboard which houses the washing machine and tumble dryer, door to cloakroom and access to kitchen/breakfast room.

### Bedroom Four/Study

14' 11" x 7' 9" (4.55m x 2.36m)

Double glazed window to front, door to inner lobby, door to entrance lobby, spacious under stair storage.

### Cloakroom

Obscure double glazed window to rear, low level wc, vanity wash hand basin.

### First Floor Landing

Loft access with pull down ladder with power and light connected and being partially boarded.

### Bedroom One

16' 9" x 8' 1" (5.11m x 2.46m)

Double glazed window to front, fitted wardrobe, door to en-suite shower room.

### En-suite Shower Room

Obscure double glazed window to rear, independent shower cubicle, low level wc, wash hand basin, heated towel rail, spotlights.

### Bedroom Two

12' 5" x 10' 11" (3.78m x 3.33m)

Double glazed window to front, fitted wardrobes.

### Bedroom Three

9' 11" x 9' 8" (3.02m x 2.95m)

Double glazed window to rear, fitted wardrobe.

### Family Bathroom

Obscure double glazed window to rear, low level wc, wash hand basin, panelled bath with shower attachment over.

### Exterior

To the front of the property there is a driveway that provides off road parking for numerous vehicles. There is access down both sides of the house and leads to the low maintenance rear garden that commences with a patio area with the remainder being shingled with a seating area, wooden shed to remain and an outside tap.

### Services

All main services are connected.

### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

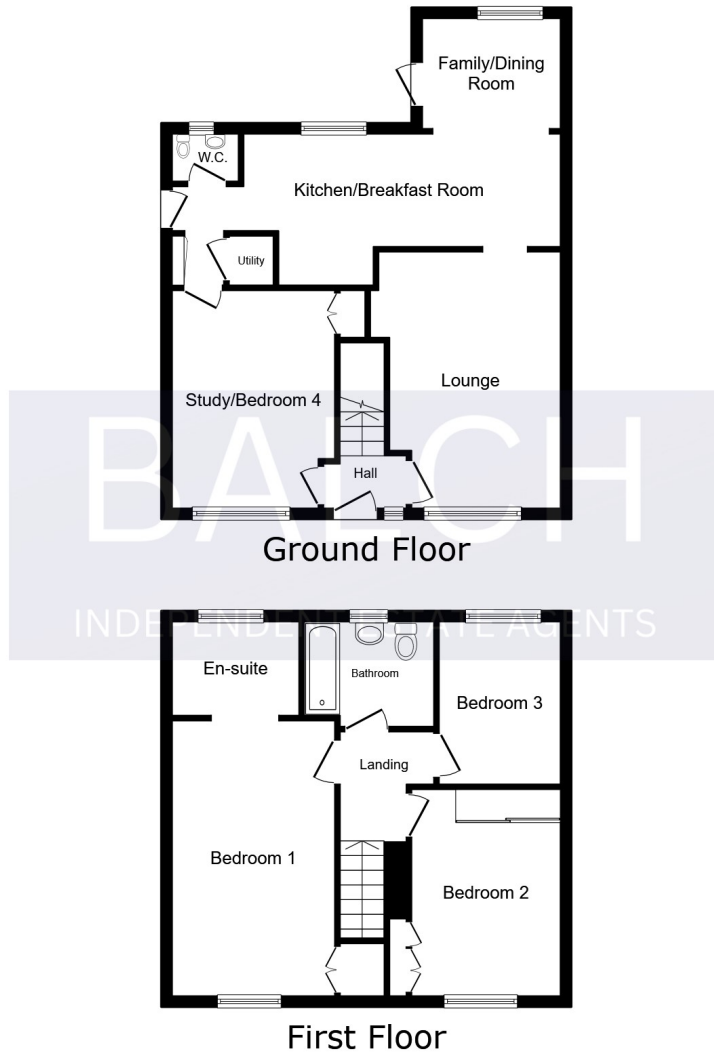
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### Referrals

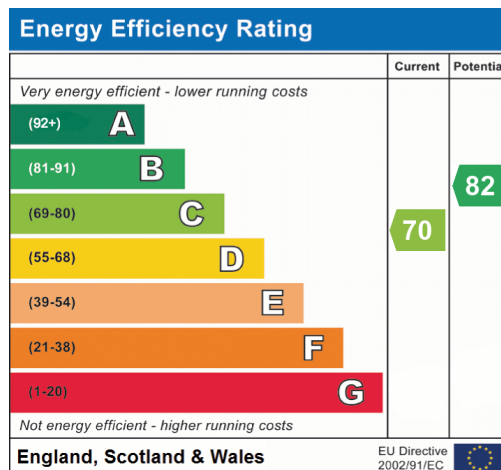
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# 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](http://www.Propertybox.io)



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