



Plovers, Twitten Lane, Chelmsford, Essex, CM2 8QR

- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Utility Room
- Downstairs Shower Room & Cloakroom
- Modern Family Bathroom
- Large Established Plot of 0.17 of an Acre



PROPERTY DESCRIPTION

Located down a small cul-de-sac lane within the popular village of Galleywood is this beautifully presented, four bedroom, detached family home situated on an established plot of 0.17 of an acre (STLS). Accommodation is set over two levels and is bright and airy throughout with a well-considered flow. To the ground floor a welcoming entrance hall provides access to a living room with triple aspect views and opens through to a dining room with French doors leading to the rear garden and provides access to a modern, fully fitted kitchen. The kitchen features a range of matching wall and base units, inset sink, space for fridge / freezer, dishwasher and integrated brand new oven, hob and extractor hood. The remainder of the ground floor accommodation is completed by a utility room with space for washing machine and tumble dryer, wall mounted recently serviced Vaillant boiler, a modern shower room and an office with elevated ceiling height. To the first floor are four good size bedrooms and a modern family bathroom. Externally the property enjoys an in and out drive way, off road parking for multiple vehicles, a part converted garage which is currently used for storage. To the rear is an established, well-presented garden with a selection of established trees, shrubs, plants and hedges, located to the rear boundary is a timber shed and summer house / office with power and Wi-Fi connected.

The village of Galleywood has a local parade of shops, Co-op convenience store, primary school and a two public houses and benefits from good access on to the A12 for the A130 and M25. There are plenty of near by country walks including Galleywood Common which is located just a short walk away which is popular for families, dog walkers and mountain bikers. The Common is set in over a 100 acres of nature reserve and woodland being home to St Michael's Church and the Horse and Groom public house which is a popular spot for locals to stop and quench their thirsts. Chelmsford City Centre is just over three miles away from the property and the village offers a regular bus service. Chelmsford City Centre boasts comprehensive shopping facilities including two shopping precincts and the highly acclaimed Bond Street with John Lewis store, there are a wide array of independent and chain restaurants, many bars and the Riverside Leisure Centre and Ice rink. Chelmsford's train station provides direct links into London Liverpool Street with journey times of approximately 35 minutes. There are a number of highly regarded primary and secondary schools within close proximity. 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 several private schools. There are a number of well-regarded local schools within close proximity including Galleywood infant school and St Michaels primary school are situated under 1 mile from the property. Great Baddow high school and Moulsham high school are located less than two miles from the property.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to:

Entrance Hall

Window to side aspect, stairs rising to first floor, access to living room, kitchen, utility room and office.

Living Room

6.24m x 4.10m (20' 6" x 13' 5")

Windows to front, side and rear aspects, open fireplace and log store, built in shelving, opening through to;

Dining Room

3.12m x 2.72m (10' 3" x 8' 11")

French doors to rear leading to the garden, door to;

Kitchen

3.33m x 3.01m (10' 11" x 9' 11")

Window to side aspect, range of modern fitted wall and base units with work surfaces over, inset sink, integrated brand new oven and hob with extractor hood over, space for full size dishwasher, space for fridge / freezer, pantry storage cupboard with electric points installed.

Utility Room

2.58m x 2.30m (8' 6" x 7' 7")

Window and door to rear aspect, space for washing machine and tumble dryer, cupboard housing recently serviced Vaillant boiler. Door to;

Shower Room

2.25m x 1.56m (7' 5" x 5' 1")

Window to front aspect, low level WC, wash hand basin, double width shower cubicle.

Office

2.16m x 1.69m (7' 1" x 5' 7")

Window to front aspect, and skylight to ceiling, elevated ceiling measuring up to 3.3m (10.82ft).

First Floor Landing

Access to bedrooms and family bathroom, access to boarded, insulated loft with light and loft ladder.

Bedroom One

4.62m x 2.88m (15' 2" x 9' 5")

Window to rear aspect.

Bedroom Two

3.60m x 3.02m (11' 10" x 9' 11")

Window to front and side aspect.

Bedroom Three

3.18m x 3.09m (10' 5" x 10' 2")

Window to front aspect, large walk in cupboard with light and power, housing hot water tank and currently utilised as a walk in wardrobe.

Bedroom Four

4.62m x 2.71m (15' 2" x 8' 11")

Window to rear aspect.

Part Converted Garage / Storage Area

2.52m x 2.05m (8' 3" x 6' 9")

Up and over door, power and light connected.

Exterior

The property sits on an established plot of 0.17 of an acre (STLS) and is approached from the front with an in and out driveway, providing off road parking for multiple vehicles and access to the garage. The front boundary is screened with a selection of mature shrubs, trees and hedging, there are a selection of well - maintained lawn areas, gated side access leads to the beautifully presented rear garden.

The rear garden commences with a decked area, with a pergola and is an ideal entertaining area, the remainder of the garden is mainly laid to lawn with well-stocked flower beds, established shrubs, trees and hedging. To the rear boundary is a timber built shed and a timber built summer house / office with power and Wi-Fi connected.

Agents Note

Tenure - Freehold

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

Broadband - Virgin, BT Fibre and Sky available

Council Tax Band - F

EPC - D

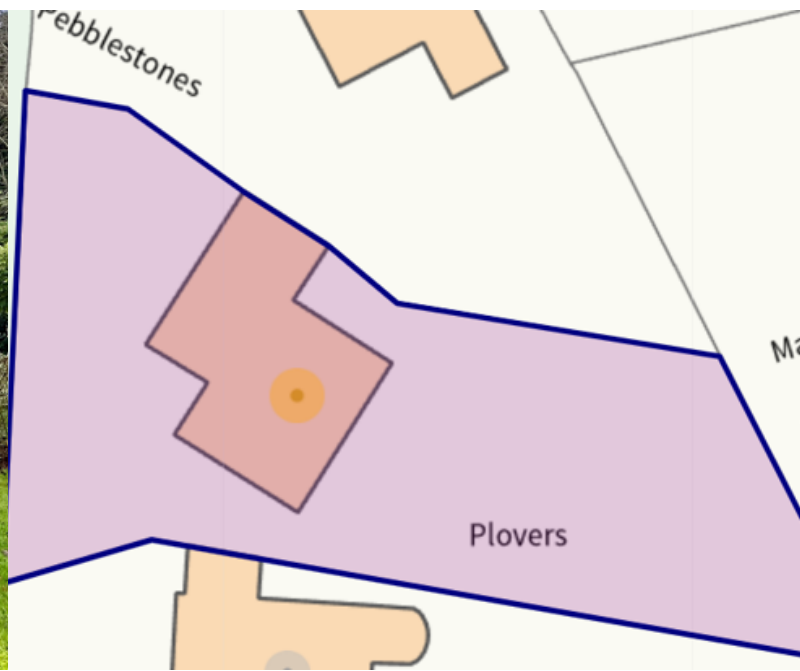
Viewings

By prior appointment with Balch Estate Agents.

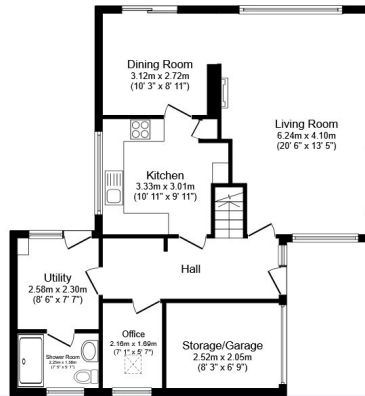
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Referrals

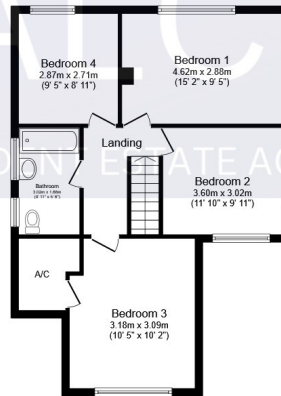
If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



FLOORPLAN & EPC



Ground Floor

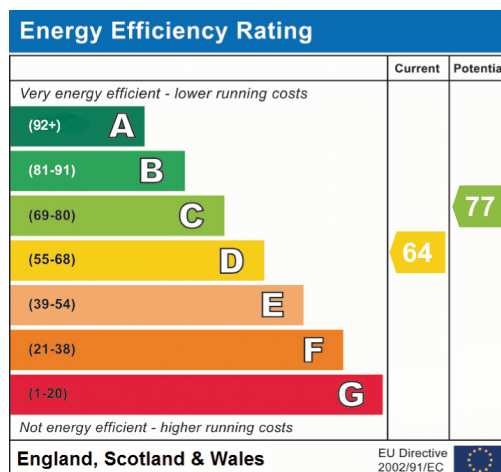


First Floor



Outbuilding

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



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