

FOR SALE

£510,000 Freehold



## Tyrells Way, Great Baddow, Chelmsford, Essex, CM2 7DP

- Popular Location
- Link Detached House
- Three Bedrooms
- Extended
- Driveway Parking
- Garage
- Beautifully Presented
- Potential For Further Extension Subject to Planning





## PROPERTY DESCRIPTION

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Being offered to the market is this beautifully presented, extended, three bedroom link detached family home. Accommodation is set over two floors and is bright and airy throughout with a well considered flow. To the ground floor, an entrance porch provides access to the living room with stairs rising to the first floor and access to the kitchen / dining room. The kitchen / dining room offers a modern kitchen with integrated appliances, access to the rear garden and access to a inner hallway leading to a utility area, integral garage ( potential for conversion STPP) and a cloakroom. To the first floor are three good sized bedrooms and a modern shower room.

Externally the property enjoys driveway parking, proving off road parking for multiple vehicles and access to the garage with electric door. To the rear is a Southerly facing, well maintained rear garden measuring circa 80ft in depth. The rear garden commences with a patio area, ideal for entertaining, the remainder is mainly laid to lawn with flower beds and shrubs to the borders. To the rear is a additional patio area with power sockets and an overhead canopy with a removable roof. A timber shed with power and light connected is also located to the rear boundary.

The property is conveniently located to the South of Chelmsford City Centre in the highly desirable area of Great Baddow. Great Baddow offers a selection of sought after schools, easy access to the A12 and A130 for commuting and a selection of parks and open green recreational areas. Baddow Hall infant and junior schools are located within approximately 0.5 miles of the property, Great Baddow High just under 2 miles and the Sandon School just over 1 mile from the property. The Vineyards shopping centre provides a number of day to day amenities and is within walking distance or a short bus journey. Shopping facilities include; Co-op supermarket, post office, butchers, bakers and greengrocers, adjacent library and nearby doctors surgery. Nearby Maldon Road provides a local farm shop which sells fresh fruit and vegetable produce from local farms. A regular bus service runs from Longmead Avenue (a short walk from the property) and Sandon Park and Ride is located within circa 1.2 Miles walking distance which provides access to Chelmsford City Centre and it's mainline train station which provides a direct service in Stratford and London Liverpool Street (journey time approximately 35 minutes). Chelmsford's City Centre offers a wider range of shopping facilities, numerous restaurants, thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas, pedestrianised high street. two shopping precincts, retail parks as well as several designer stores in the popular Bond Street. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of sports clubs can be found in the Great Baddow area at both Chelmer Park and Baddow Recreational Ground.





## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)

Entrance door leading through to:

### Entrance Porch

1.54m x 1.52m (5' 1" x 5' 0")

Door leading through to;

### Living Room

4.76m x 4.71m (15' 7" x 15' 5")

Bay window to front aspect, electric feature fireplace, stairs rising to first floor, double doors leading through to;

### Kitchen / Dining Room

4.76m x 3.76m (15' 7" x 12' 4")

Window and double patio doors to rear aspect, range of matching wall and base units with work surfaces over, inset sink with drainer, integrated fridge, dishwasher, oven and hob with extractor hood over, opening through to;

### Inner Hallway

Opening into the utility area, access to cloakroom and garage.

### Cloakroom

1.53m x 1.51m (5' 0" x 4' 11")

Low level WC, wash hand basin

### Utility Room

1.80m x 1.55m (5' 11" x 5' 1")

Window to rear aspect, window and door to side aspect leading to the rear garden. Wall and base units with work surfaces over, space for washing machine and tumble dryer.

### Integral Garage

5.12m x 2.49m (16' 10" x 8' 2")

Electric door to front aspect, power and light connected.

### First Floor Landing

Access to bedrooms, shower room, airing cupboard housing Valliant combination boiler installed 2021, serviced annually and remaining 5 year guarantee, and access to a partially boarded boarded, insulated loft with a loft ladder.

### Bedroom One

4.76m x 2.78m (15' 7" x 9' 1")

Window to front aspect, selection of fitted wardrobes and dressing table.

### Bedroom Two

3.46m x 2.78m (11' 4" x 9' 1")

Window to rear aspect.

### Bedroom Three

2.95m x 2.01m (9' 8" x 6' 7")

Window to front aspect.

### Shower Room

1.98m x 1.67m (6' 6" x 5' 6")

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

### Exterior

The property is approached from the front via a block paved driveway, providing off road parking for multiple vehicles and providing access to the garage. To the rear is a Southerly facing garden, measuring appropriately 80ft in depth, the garden commences with a paved patio area, the remainder is mainly laid to lawn with shrubbed borders, to the rear boundary is an addition patio area for entertaining with power connected and an over head canopy with removable roof. A timber built shed is also located to the rear boundary with power and light connected.

### Agents Note

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

Broadband - Virgin, BT Fibre and Sky available.

Council Tax Band - D

EPC - tbc

### Viewings

By prior appointment with Balch Estate Agents.

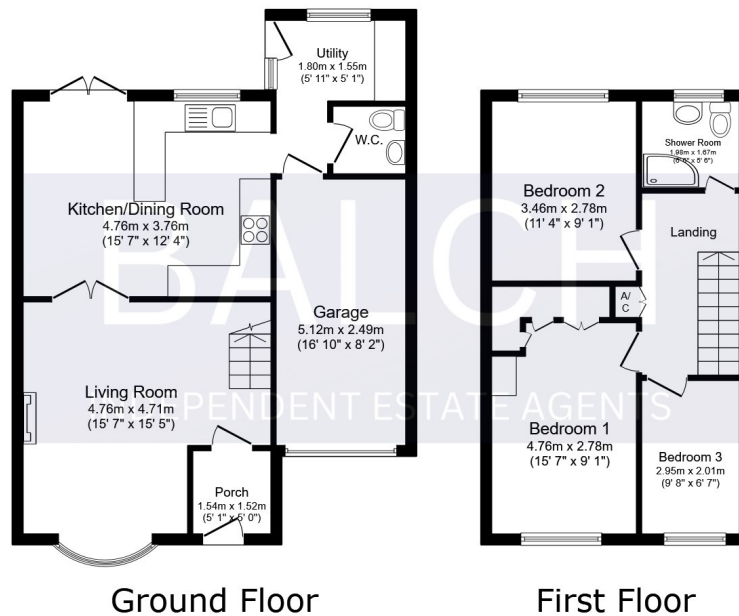
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### 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



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)