



## 5a Copland Close, Broomfield, Chelmsford, Essex, CM1 7DT

- MODERN THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS ENTRANCE HALL
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- GARDEN ROOM
- SINGLE GARAGE AND PARKING
- LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN
- POPULAR LOCATION





## PROPERTY DESCRIPTION

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A beautifully presented and spacious three bedroom detached bungalow situated in the sought after Copland Close within Broomfield. The accommodation comprises of an entrance hall which provides access to a kitchen / breakfast room, lounge, three double bedrooms and a family bathroom. An en-suite shower room serves the principal bedroom and the accommodation is completed by a garden room. Externally, there is a low maintenance rear garden, driveway providing off road parking and a single garage. NO ONWARD CHAIN (Council Tax Band - E)

The property is located close to Chelmsford's city centre and the mainline train station, with direct services to London Liverpool Street station, a short walk from regular bus services and local amenities. It is served by a number of Ofsted rated "Good" and "Outstanding" primary and secondary schools, including top performing grammar schools KEGS and CCHS. Chelmsford city centre boasts a wider array of shopping facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars. The A12 and A414 are within close proximity and provide access to the M25 and M11. Broomfield hospital is situated approximately 1.5 miles from the property and Springfield hospital under two miles.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall.

#### Entrance Hall

Cupboard housing the gas combination boiler, tiled flooring, loft access, doors to:

#### Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

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

#### En-Suite Shower Room

Obscure double glazed window to side, low level wc, vanity wash hand basin, independent shower cubicle, shaver point, heated towel rail.

#### Bedroom Two

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to side

#### Bedroom Three

12' 6" x 9' 7" (3.81m x 2.92m) plus bay

Double glazed bay window to front.

#### Bathroom

Obscure double glazed window to side, low level wc, vanity wash hand basin, heated towel rail, panelled bath with shower over, shaver point.

#### Lounge

17' 5" x 11' 7" (5.31m x 3.53m)

Double glazed window to rear and side, double doors leading to the garden room

#### Garden Room

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed windows and French doors to rear garden, tiled flooring.

### Kitchen/Breakfast Room

16' 8" x 12' 5" (5.08m x 3.78m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to side and rear, double glazed door to garden, integrated fridge, tiled flooring, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, stainless steel sink unit, integrated electric double oven and hob with extractor over.

### Exterior

To the front of the property there is a block paved area with side access leading to the low maintenance rear garden with a personal door to the single garage. To the rear of the property there is a driveway that provides off road parking.

### Services

All main services are connected.

### Viewings

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

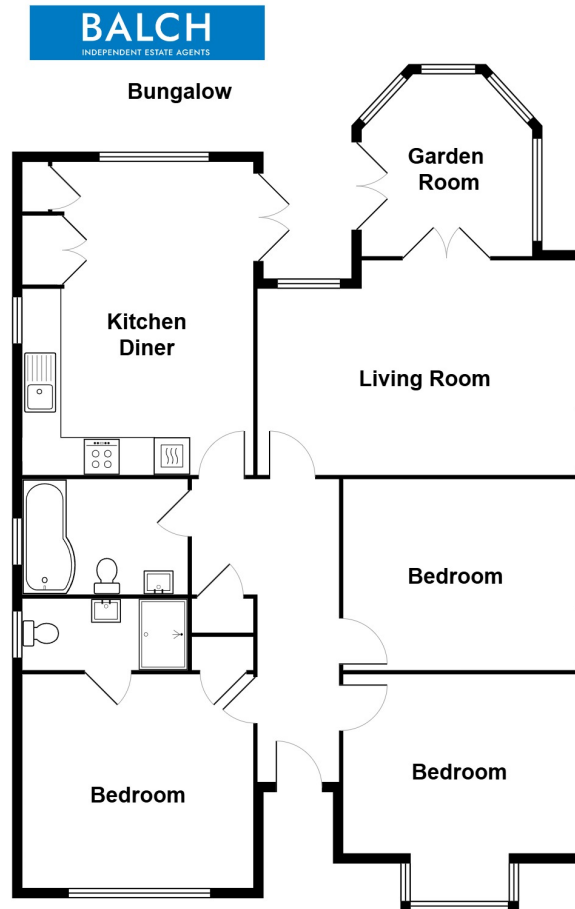
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

### 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



Total Area: 104.2 m<sup>2</sup> ... 1121 ft<sup>2</sup>



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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