



## 58 Skerry Rise, Chelmsford, Essex, CM1 4EQ

- THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME
- DETACHED HOME OFFICE/HOBBIES ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- GROUND FLOOR BEDROOM/STUDY
- KITCHEN/DINER
- GAS CENTRAL HEATING
- PLEASANT REAR GARDEN
- VIEWING HIGHLY RECOMMENDED





## PROPERTY DESCRIPTION

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Situated within this popular road to the North of Chelmsford, is this three/four bedroom semi detached family home. The accommodation comprises of an entrance hall, lounge, kitchen/diner, rear lobby/utility room, shower room and bedroom four/study to the ground floor with three bedrooms and a family bathroom to the first floor. The property further benefits from a driveway that provides off road parking with an electric charging point, a pleasant rear garden and a large detached home office/hobbies room. (Council Tax Band - C)

The property is within easy access to the village of Broomfield's wealth of amenities, including schools, shopping, and regular bus services into Chelmsford city centre.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance hall.

### ENTRANCE HALLWAY

Stairs rising to first floor, under stairs storage cupboard, doors to lounge and kitchen/diner.

### LOUNGE

14' 11" x 10' 9" (4.55m x 3.28m)

Double glazed bay window to front, feature fireplace.

### KITCHEN/DINER

19' 5" x 10' 9" (5.92m x 3.28m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, double glazed french doors to rear garden, sink unit, space for fridge/freezer, space for cooker, integrated dishwasher, door to rear lobby/utility room.

### REAR LOBBY/UTILITY ROOM

Double glazed door to rear garden, double glazed door to front, space and plumbing for washing machine and tumble dryer, door to bedroom four/study and door to shower room.

### GROUND FLOOR SHOWER ROOM

Low level wc, heated towel rail, independent shower cubicle.

### GROUND FLOOR BEDROOM FOUR/STUDY

13' 8" MAX x 10' 6" (4.17m x 3.20m)

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

### FIRST FLOOR LANDING

Loft access, double glazed window to side, doors to:

### BEDROOM ONE

12' 8" x 10' 9" (3.86m x 3.28m)

Double glazed window to front

### BEDROOM TWO

13' 11" x 9' 4" (4.24m x 2.84m)

Double glazed window to rear, cupboard housing the gas boiler.

### BEDROOM THREE

8' 9" x 7' 8" (2.67m x 2.34m)

Double glazed window to front

### FAMILY BATHROOM

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

### EXTERIOR

To the front of the property there is a driveway providing off road parking and an electric charging point. The rear garden commences with a patio area with the remainder to lawn, garden shed and access to the detached office/hobbies room.

### DETACHED OFFICE/HOBBIES ROOM

15' 8" x 15' 6" (4.78m x 4.72m)

Power and light connected, air conditioning system.

### SERVICES

All main services are connected.

### VIEWINGS

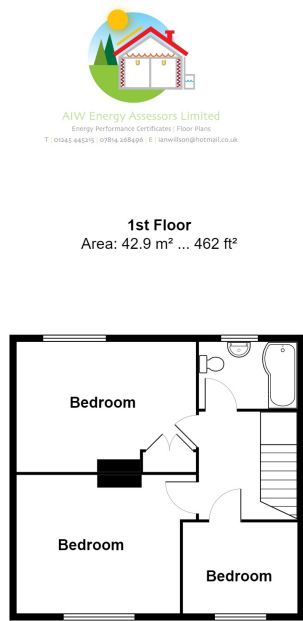
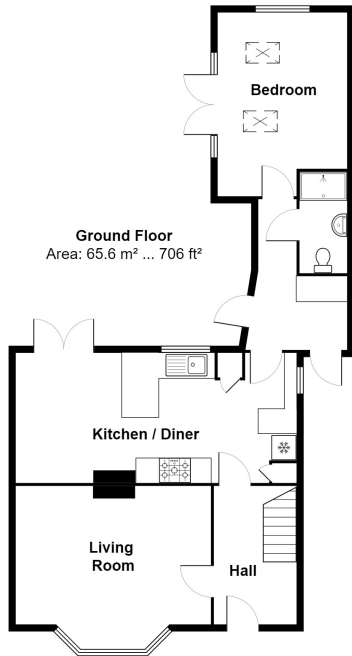
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS  
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied 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: 130.9 m<sup>2</sup> ... 1409 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>		<b>84</b>
(69-80)	<b>C</b>	<b>73</b>	
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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