



Belfry Crescent, Channels, Chelmsford, Essex, CM3 3GN

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Guide Price £475,000 - £500,000 Freehold

Bond Residential is thrilled to present this modern link detached family home, nestled within the highly desirable Channels Development. This property perfectly combines contemporary style with practical family living, offering a welcoming and spacious environment for all. Step inside to discover an open-plan living space that is both light and airy, featuring a beautifully fitted kitchen complete with a central island, ideal for culinary enthusiasts and social gatherings alike. The dining and living areas seamlessly flow together, creating a versatile space for family life and entertaining.

The master bedroom is a true retreat, boasting a striking vaulted ceiling, fitted wardrobes, and an en suite shower room. The air conditioning ensures comfort throughout the seasons, making it a perfect haven. Bedroom two also benefits from air conditioning, ensuring a restful night's sleep. The family bathroom is fitted with a contemporary white suite and feature mirror adding a touch of luxury. One of the standout features of this home is the roof terrace, offering a private outdoor space to enjoy morning coffees or evening sunsets. The landscaped front and rear gardens provide additional areas for relaxation and play, making this home ideal for families and garden enthusiasts. Practicality is not overlooked, with a double-length carport providing ample parking space. The property also benefits from fitted shutters to the front aspect and master bedroom, enhancing both style and privacy. With six years remaining on the NHBC warranty, peace of mind is assured. This home truly offers the best of modern living in a sought-after location.

Bond Residential are delighted to present this exceptional modern link detached family home, located in the highly sought-after Channels Development. This property offers a perfect blend of style, comfort, and practicality, making it an ideal choice for families seeking a contemporary lifestyle. Upon entering, you are greeted by a light and spacious open-plan living area, designed to cater to modern family needs. The beautifully fitted kitchen, featuring a central island, is a culinary enthusiast's dream, seamlessly flowing into the dining and living areas. This versatile space is perfect for both everyday living and entertaining guests.

The master bedroom is a standout feature, boasting a stunning vaulted ceiling, fitted wardrobes, and an en suite shower room, providing a luxurious retreat. Both the master bedroom and bedroom two are equipped with air conditioning, ensuring comfort throughout the year. The family bathroom is elegantly appointed with a contemporary white suite, fully tiled walls and feature mirror, adding a touch of sophistication.

Outdoor living is equally impressive, with a roof terrace offering a private space to unwind and enjoy the views. The landscaped front and rear gardens provide additional areas for relaxation and play, perfect for families and garden lovers alike. Practical features include a double-length carport, providing ample parking space, and fitted shutters to the front aspect and master bedroom, enhancing privacy and style. With six years remaining on the NHBC warranty, you can enjoy peace of mind in your new home. This modern family home in the Channels Development is a rare find and offers an exceptional lifestyle opportunity.

## LOCATION

Situated within the highly sought after Channels development located to the North of Chelmsford city centre, there is an abundance of open spaces surrounding the development, providing pleasant walks and places to unwind. Channels is extremely popular with families and commuters due to its proximity to Chelmsford city centre, its transport links include a regular service into the city centre and mainline station approximately every 20 minutes along with easy access to exceptional schools. The development neighbours the new Beaulieu development and is within walking distance of a selection of children's play areas, Beaulieu shops which offers a selection of shops, cafes and takeaways.

Chelmsford is renowned for its educational excellence, the property is situated within walking distance of the new Beaulieu primary and secondary schools, as well as being within 2.5 miles of Chelmsford's top performing grammar schools, there are also a selection of excellent private schools within the Chelmsford area, with New Hall school being within close proximity of the property. The Channels development is conveniently located within easy access of Essex Regiment Way, which provides a park and ride bus service into Chelmsford city centre and mainline station which provides a regular service to London Liverpool St with a journey time as fast as 32 minutes.

Residents will also benefit from the forthcoming Beaulieu Station which is due to open in 2025. Located to the North of Chelmsford the property is perfectly situated for great road links for those commuting by car to the A12, A120 and A130.

- **Modern Link Detached Family Home**
- **Cloakroom**
- **Three Bedrooms**
- **Double Length Carport**
- **Roof Terrace**
- **Open Plan Living Accommodation With Fitted Kitchen**
- **Master Bedroom With Vaulted Ceiling, Fitted Wardrobe & En Suite**
- **Family Bathroom/WC**
- **Air Conditioning To Master Bedroom & Bedroom Two**
- **Rear Garden**



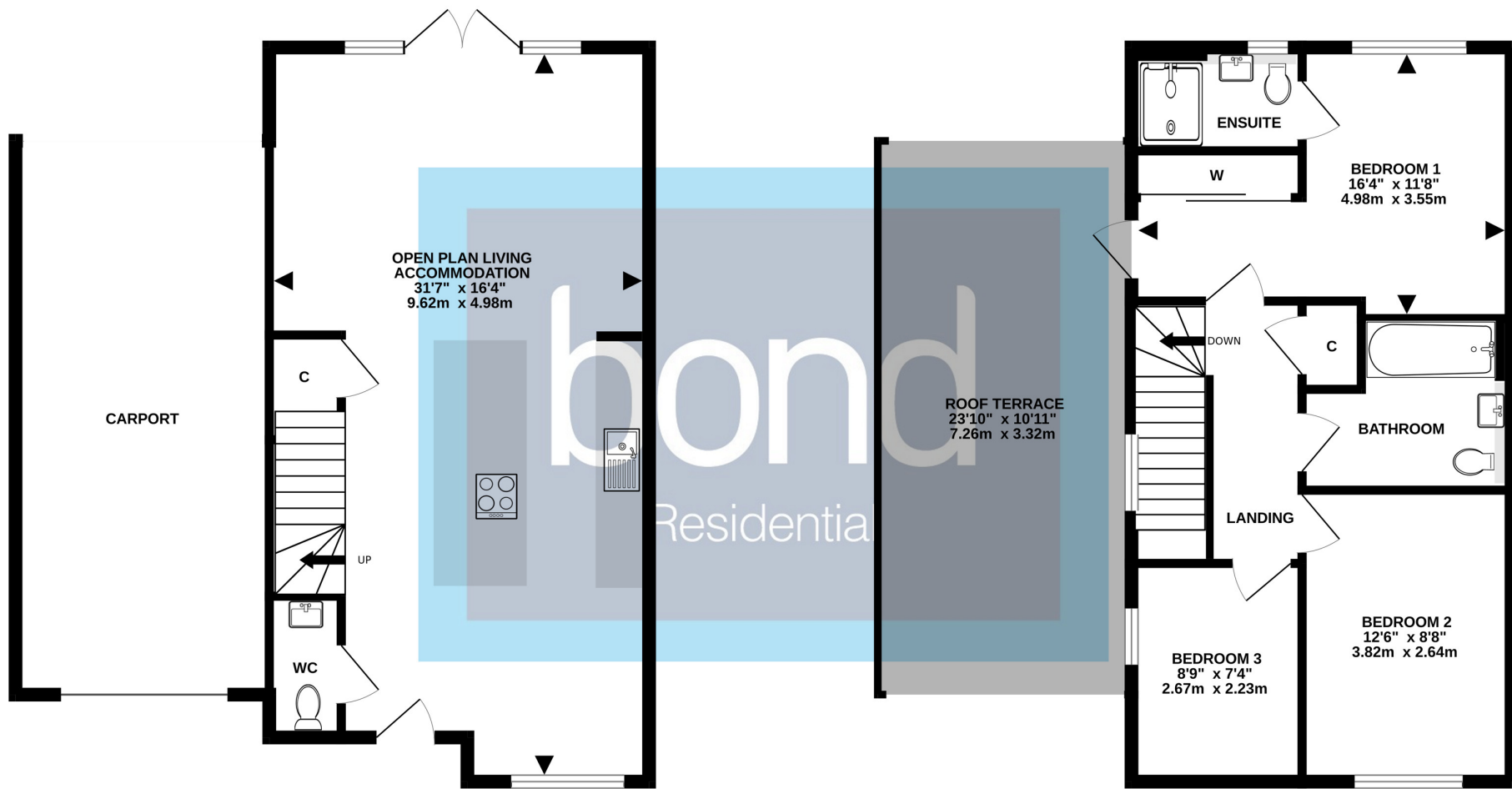






GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.

1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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