



## Creephedge Lane, East Hanningfield, Chelmsford, Essex, CM3 8BP

£900,000



Guide Price \*\* £900,000 - £ 950,000\*\* Peacocks is a charming detached three/four bedroom family home that has recently undergone extensive refurbishment and modernisation. Located on the outskirts of Chelmsford in the quiet countryside village of East Hanningfield the property has been appointed to very high standard and has been finished with all new plumbing and drains, new floor coverings, new bathrooms, kitchen/appliances, complete new Oil heating system with Worchester Bosch boiler, global radiators and hive.

- **THREE/FOUR BEDROOMS**
- **NEW KITCHEN & UTILITY ROOM**
- **PRIVATE 0.49 ACRE PLOT (STLS)**
- **LOUNGE / DINING ROOM**
- **STUDY / BEDROOM FOUR**
- **NEW BATH/SHOWER ROOM**
- **PERIOD FEATURES**
- **LOUNGE**
- **DETACHED GARAGE**







## Ground Floor

### Entrance Hall

3.60m x 2.70m (11' 10" x 8' 10") Solid oak Floor & doors, aluminium radiator, large wall mirror, wall lights

### Study/Bedroom Four

2.65m x 2.75m (8' 8" x 9' 0") Bordered Herringbone design porcelain tile floor, spotlights

### Kitchen

3.70m x 5.75m (12' 2" x 18' 10") White high quality units, Bosch built in appliances:- Induction hob, Double oven/grill, combination microwave oven & dishwasher, Liebherr Fridge/Freezer, Tristone countertops with moulded in upstands & Tristone 1.5 sink with waste disposal. Bordered Herringbone design porcelain tile floor, breakfast bar/seating area and pantry.

### Utility Room

3.50m x 1.70m (11' 6" x 5' 7") White cupboard units to match kitchen, Bosch washing machine and tumble dryer, large stainless utility sink with subway tile splash back, porcelain tile floor

### Lounge

8.60m x 3.70m (28' 3" x 12' 2") Log Burner/fireplace, solid oak floor & door, aluminium radiators, wall lights

### Lounge Diner

3.10m x 4.00m (10' 2" x 13' 1") Solid oak floor, aluminium radiators, spot lights

### Downstairs Bathroom

3.00m x 1.60m (9' 10" x 5' 3") Fully tanked & porcelain tiled, tiled floor, wall hung sink & toilet, large shower, recessed mirror cabinet

## First Floor

### Upstairs Hallway

Solid oak floor with carpeted stairway

### Family Bathroom

Half porcelain tiled walls and tiled floor, large bath with tiled panel, wall hung toilet and sink, stainless wall cabinet & wall cupboard

### Bedroom One

4.80m x 3.70m (15' 9" x 12' 2") Carpet, roller blackout blind

### Bedroom Two

4.80m x 2.75m (15' 9" x 9' 0") Carpet, roller blackout blind

### Bedroom Three

3.35m x 3.45m (11' 0" x 11' 4") Carpet, roller blackout blind

## External

### Detached Garage

### Garden

The property sits on a plot of approx. 0.49 acre and is approached via a sweeping in and out driveway.

#### PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. References to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.