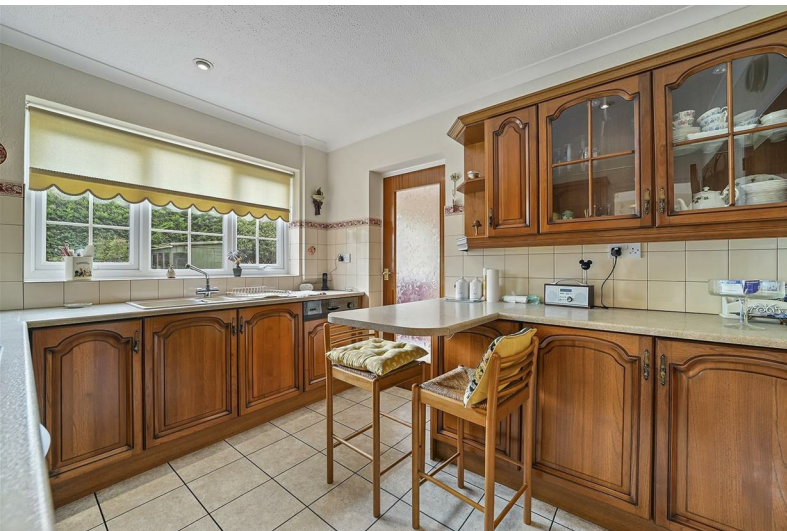




17 Pottery Lane

, Chelmsford, CM1 4HH

Offers in excess of £525,000





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## Entrance Porch

5'11" x 5'4" (1.81 x 1.65)

Entrance door, window to side, carpet. Door to:

## Living Room

17'10" max x 17'7" max (5.46 max x 5.37 max)

Window to front, stairs to first floor, radiator, carpet, feature fireplace. Arch to:

## Dining Room

13'0" x 8'7" (3.97 x 2.64)

Patio doors to rear, radiator, carpet.

## Conservatory

9'4" x 7'5" (2.86 x 2.27)

Windows to side and rear, door to rear.

## Kitchen

10'6" x 8'8" (3.21 x 2.65)

Window to rear. Range of fitted units to eye and base level. Integrated electric oven, dishwasher, sink unit with mixer taps, breakfast bar, further storage cupboard, part tiled walls.

## Rear Lobby

Door to rear, door to garage.

## WC

Window to rear, low level wc, pedestal wash basin, radiator, tiled walls.

## First Floor

## Landing

Stairs to ground floor, access to loft, radiator.

## Bedroom One

12'8" x 8'9" (3.87 x 2.69)

Window to front, fitted wardrobes, radiator, carpet.

## Bedroom Two

10'11" x 8'11" (3.34 x 2.74)

Window to rear, fitted wardrobes, radiator, carpet.

## Bedroom Three

9'9" x 6'9" (2.99 x 2.06)

Window to front, radiator, carpet, storage cupboard.

## Bedroom Four

8'7" x 7'9" (2.62 x 2.38)

Window to rear, radiator, carpet.

## Family Bathroom

10'9" x 6'7" (3.30 x 2.03)

Window to side. Panelled bath with shower over. Low level wv, pedestal wash hand basin. Tile walls. Airing cupboard.

## Exterior

### Front

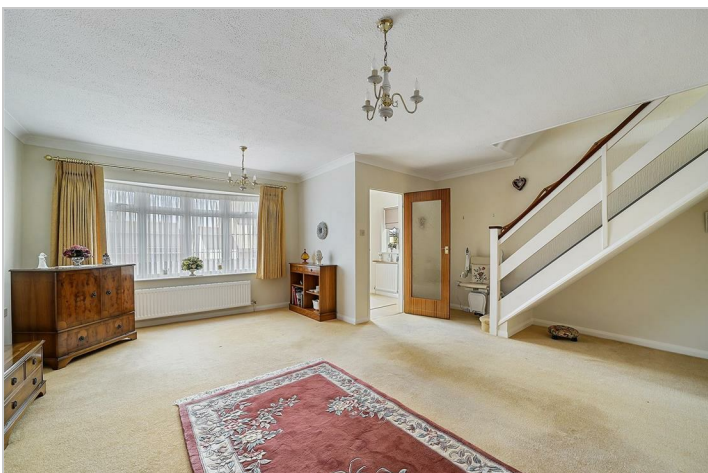
Off Street Parking. Side Access.

### Garage

Electric door. Power and light connected.

### South Facing Garden

Block paved patio. Lawn. Flower and shrub borders.





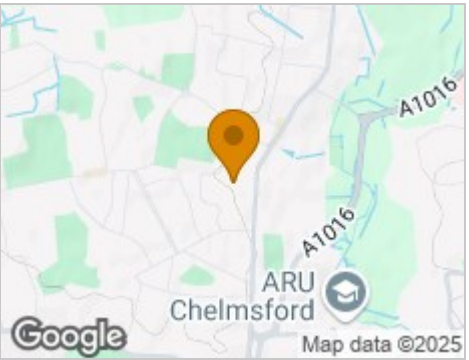
Road Map



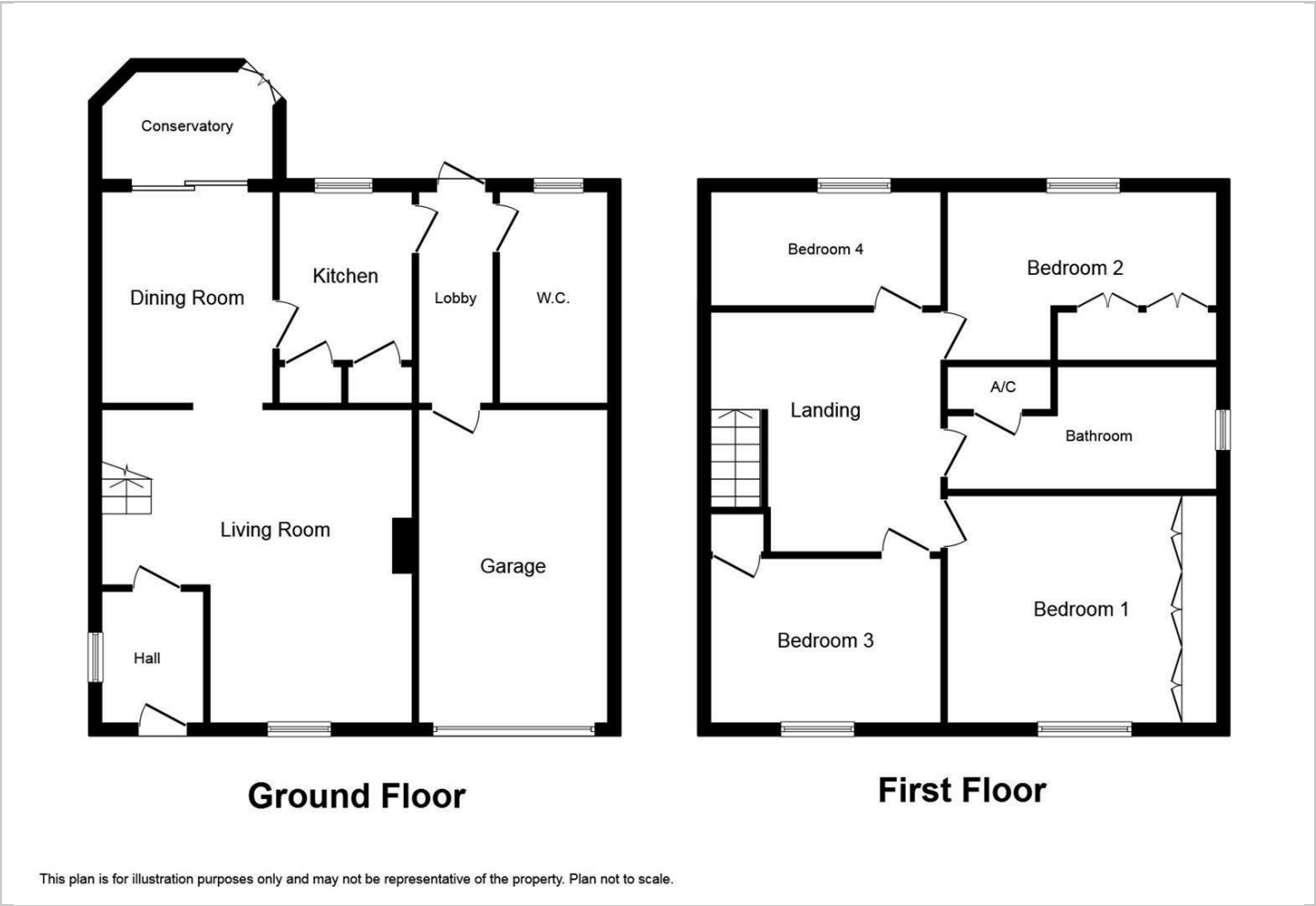
Hybrid Map



Terrain Map



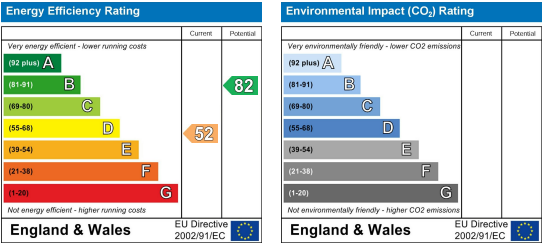
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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