KILN& LODGE
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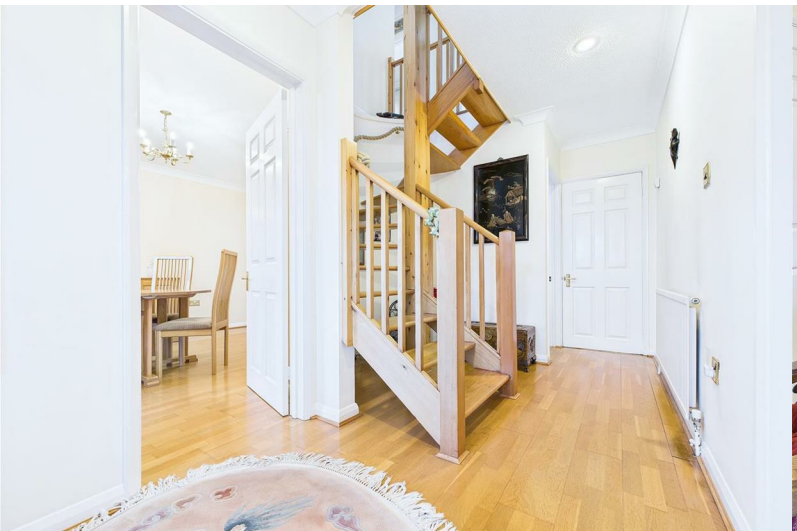


# 6 The Spires

Great Baddow, Chelmsford, CM2 8JN

Asking price £675,000

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### Entrance Hall
15'10 x 5'11 (4.83m x 1.80m)
Entrance door, wood flooring, radiator, stairs to first floor.

### WC
4'5 x 2'11 (1.35m x 0.89m)
Window to rear, close coupled WC, wash hand basin, heated towel rail, part tiled walls.

### Living Room
20'9 x 11'11 (6.32m x 3.63m)
Bay window to front, doors to rear, feature fireplace, wood flooring, radiator.

### Dining Room
12'10 x 12' (3.91m x 3.66m)
Bay window to front, wood flooring, radiator, door to kitchen

### L- shaped Kitchen Breakfast Room
7'6 x 7'7 into 7'7 x 14'3 (2.29m x 2.31m into 2.31m x 4.34m)
Window to rear, door the side and door to rear. Range of fitted storage units. Integrated fridge, freezer, electric oven, microwave and dishwasher. Granite work surfaces incorporate sink unit with mixer tap along with gas hob with extractor fan over. Breakfast bar. Part tiled walls.

### Study
9'8 x 7'7 (2.95m x 2.31m)
Window to rear and side. Fitted office shelving and drawers. Radiator. Wood effect flooring.

### First Floor

### Landing
Stairs to ground floor. Wood effect flooring.

### Bedroom One
12'8 x 9'10 (3.86m x 3.00m)
Window to front and side, fitted wardrobes and drawers. Wood effect flooring. Radiator.

### Ensuite
7'10 x 7' (2.39m x 2.13m)
Window to rear, shower cubicle, 'Jacuzzi' bath, close coupled WC, vanity wash hand basin, heated towel rail, tiled walls.

### Bedroom Two
12'11 x 9'4 (3.94m x 2.84m)
Window to front, radiator, carpet.

### Bedroom Three
8'11 x 6'5 (2.72m x 1.96m)
Window to front, radiator, fitted mirror wardrobes.

### Bedroom Four
9'4 x 7'7 (2.84m x 2.31m)
Window to side and rear, radiator.

### Bathroom
8'3 x 4'7 (2.51m x 1.40m)
Window to rear, panelled bath, vanity wash hand basin, heated towel rail, airing cupboard.

### WC
4'7 x 3'8 (1.40m x 1.12m)
Window to rear, close coupled WC, pedestal wash hand basin, part tiled walls, radiator.

### Exterior

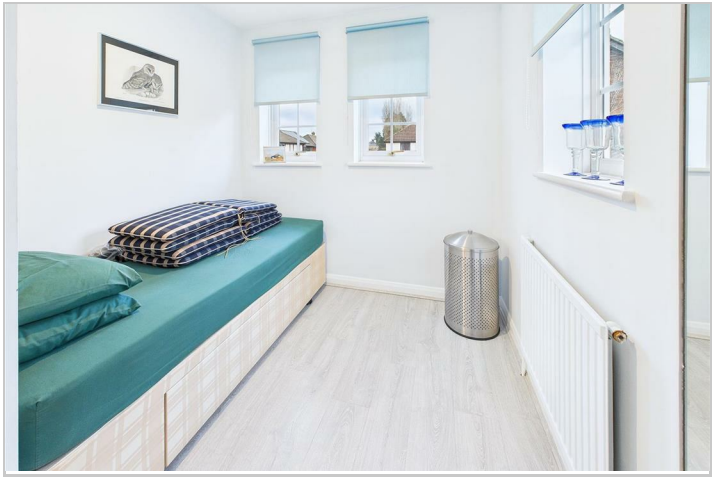
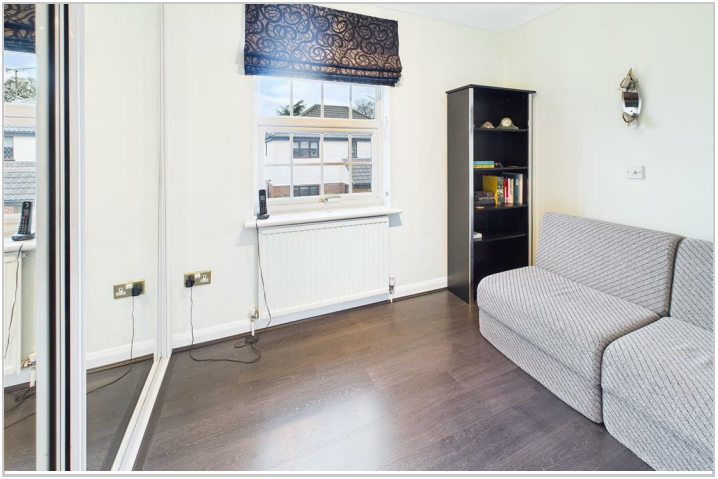
### Front Garden
Lawned area with various shrubs and bushes.

## Off Road Parking
Hardstanding providing off road parking for numerous cars.

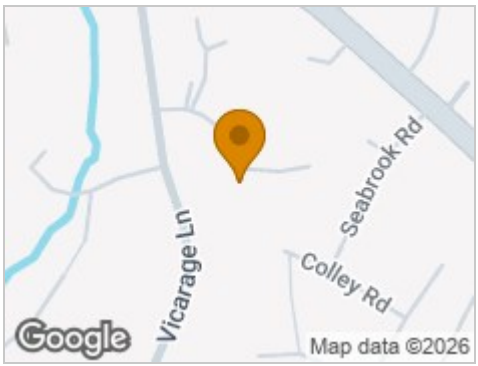
## Double Garage
Up and Over door, power and light connected.

## Rear Garden
Spacious patio area, remainder laid to lawn. Fencing to boundaries.



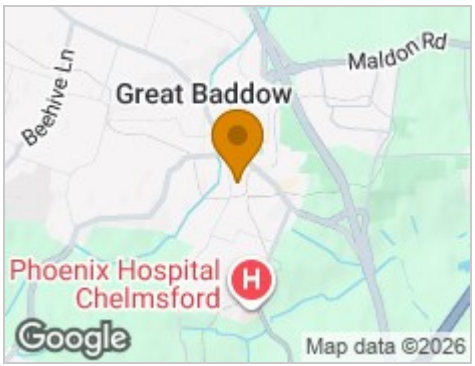

## Road Map




## Hybrid Map




## Terrain Map



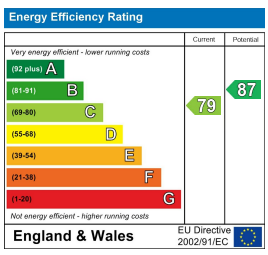

## Floor Plan

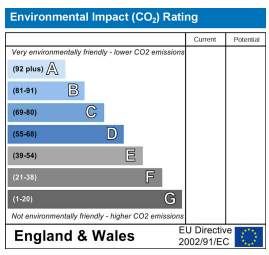



## Viewing

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




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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