



20 BOLINGBROKE CLOSE, CHELMSFORD CM3

OFFERS IN EXCESS OF £290,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**** PEACEFUL CUL-DE-SAC LOCATION **** Situated within the highly desirable Bolingbroke Close in Great Leighs, this well-presented THREE bedroom SEMI-DETACHED home offers comfortable and well-balanced accommodation, making it an ideal purchase for FIRST-TIME BUYERS, young families or those looking to take their next step on the property ladder.

The ground floor features a welcoming entrance leading into a bright and spacious reception room, providing the perfect setting for both relaxing and entertaining. The thoughtfully designed layout offers practical everyday living, whilst the well-proportioned accommodation continues upstairs with three generous bedrooms served by a family bathroom.

Externally, the property enjoys a peaceful and PRIVATE REAR GARDEN, creating a wonderful space to unwind, entertain, or enjoy outdoor family life. Occupying a sought-after cul-de-sac position, the home benefits from a quiet and family-friendly setting whilst remaining conveniently close to highly regarded local schools, village amenities and excellent transport links.

Combining a desirable location with comfortable living accommodation and an attractive outdoor space, this charming home presents an excellent opportunity for those looking to establish themselves within the ever-popular village of Great Leighs. Early viewing is highly recommended.



GROUND FLOOR

Porch

Door to;

Entrance Hall

Carpet flooring, radiator, stairs rising to first floor, door to;

Lounge/ Diner 21'11" x 11'2" (6.70 x 3.41)

Carpet flooring, under stair storage cupboard, radiator, door to rear garden, opening to;

Kitchen 9'1" x 7'9" (2.78 x 2.38)

Vinyl flooring, wall & base level kitchen units with spaces for fridge/freezer, washing machine & oven. Stainless steel sink, window & door to rear aspect.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, doors to;

Bedroom One 11'5" x 8'9" (3.50 x 2.67)

Carpet flooring, radiator, double glazed window to front, fitted wardrobe.

Bedroom Two 10'4" x 9'9" (3.15 x 2.98)

Carpet flooring, radiator, two double glazed windows to rear aspect.

Bedroom Three 6'9" x 6'7" (2.06 x 2.01)

Carpet flooring, radiator, double glazed window to front aspect.

Bathroom

Shower over bath, hand wash basin & WC inset to vanity unit, radiator, obscure window to rear aspect.

EXTERIOR

Garden

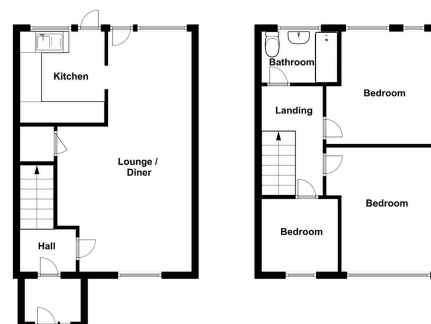
Patio, garden to laid to lawn with mature borders.

Garage En Bloc

Area Map

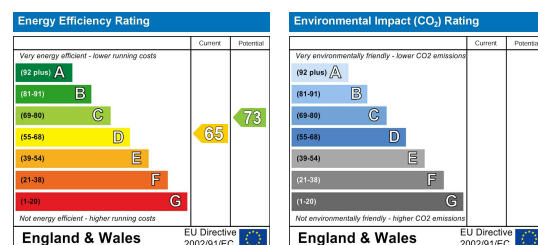


Floor Plans



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This floor plan is not to scale and is for illustrative purposes only.
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Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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