



## 8 THE ESTATE YARD THE STREET, CHELMSFORD CM3

GUIDE PRICE £500,000

3 Bedrooms | 1 Bathrooms | 2 Receptions

**\*\* NO ONWARD CHAIN - BEAT THE STAMP DUTY DEADLINE! \*\*** Situated within the heart of the picturesque village of Terling, backing onto open meadows with far reaching rural views, Branocs Estates are delighted to offer this modern and spacious family home situated within The Old Estate Yard development. Offering three bedrooms, with huge potential for a loft conversion to create a 4/5 bedroom home, the property offers two reception rooms, with an open fireplace to the Living Room, a spacious fitted Kitchen, separate Utility Room, and ground floor cloakroom. Externally the property offers a gated car port, leading to a single Garage with internal power and lighting, and a good sized rear garden which offers excellent views to the rear. In the agents opinion the property offers substantial potential to extend (STPP) to the rear elevation, as well as benefitting from a pre-boarded loft space with pre-designed to cater for a simple loft conversion to create an additional one or two bedrooms.

The village of Terling is renowned for its natural beauty and picturesque setting, complimented by an array of local amenities including Village convenience store and post office, local pub/restaurant, village tearoom, primary school, and an array of sporting and social facilities within short walking distance of the property itself. Properties of this nature are rarely available within this highly regarded village and we therefore recommend early viewing in order to avoid disappointment.



## GROUND FLOOR

### ENTRANCE HALL

Carpet flooring, radiator, stairs to first floor, under stairs cupboard, doors to:

### CLOAKROOM

Low level WC, pedestal hand wash basin, radiator, obscure window to front

### KITCHEN 12'7" x 9'5" (3.84 x 2.88)

Tiled flooring, double glazed window & door to rear aspect, radiator. Kitchen with matching wall & base units, roll edged work surfaces, one & a half stainless steel sink, integral dishwasher, double oven, microwave, 4 ring ceramic hob & fridge/freezer, door to Utility Room

### UTILITY ROOM 7'1" x 4'9" (2.16 x 1.46)

Tiled flooring, window to front, radiator, oil fired boiler, stainless steel sink & drainer, spaces for washing machine & tumble dryer

### LIVING ROOM 17'7" x 10'6" (5.36 x 3.22)

Carpet flooring, french doors to rear aspect, 2 x radiators, open fire place, TV point, french doors to Dining Room

### DINING ROOM 12'3'7" x 10'7" (3.76 x 3.24)

Carpet flooring, double glazed bay window to front, radiator, french doors to Living Room

## FIRST FLOOR

### LANDING

Carpet flooring, double glazed window to rear aspect, doors to:

### MASTER BEDROOM 13'4" x 10'6" (4.08 x 3.22)

Carpet flooring, double glazed window to rear aspect, radiator, 2 x fitted double wardrobes

### BEDROOM TWO 10'6" x 9'6" (3.22 x 2.92)

Carpet flooring, double glazed window to rear, radiator, double wardrobe

### BEDROOM THREE 10'7" x 9'1" (3.24 x 2.79)

Carpet flooring, double glazed window to front, radiator, fitted wardrobe, airing cupboard

### FAMILY BATHROOM

2 x double glazed windows to front, bath, shower enclosure, his & hers sinks, shaving point, low level WC, radiator, tiled flooring

### FRONT OF PROPERTY

Wrought iron railings to front, easy maintenance garden, path to entrance door. Carport with parking for 2-3 cars to side, leading to single garage

### REAR OF PROPERTY

Garden commencing with paved patio area, rest of garden laid to lawn, side door to garage, rear views overlooking Bromwell Leaze meadow.

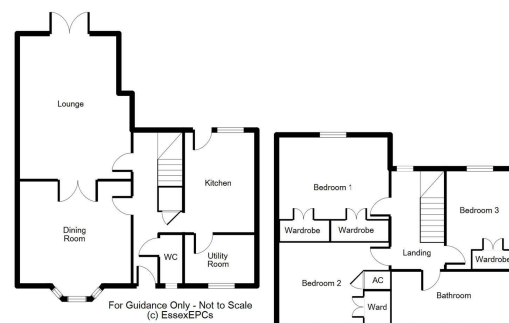
### GARAGE

Single garage with power and lighting connected.

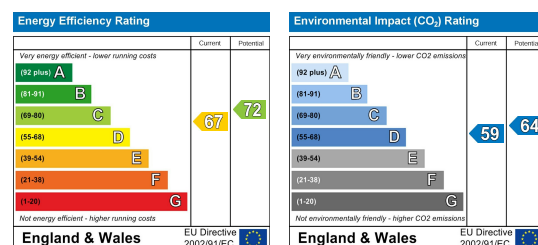
## Area Map



## Floor Plans



## 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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