HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Old Moors

Freehold
Tax Band:

Chelmsford, CM3 1GX

Guide Price £400,000

4 3 2

Boasting NO ONWARD CHAIN and offering a spacious 15' lounge, separate dining room, kitchen/breakfast room plus UTILITY ROOM & a GATED CARPORT with garage & driveway parking is this four bedroom LINK-DETACHED property. Benefiting from an EN-SUITE to master, private enclosed rear garden and located in a sought after village location, just 4 miles to Chelmsford's Park & Ride facility.

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, radiator, understairs cupboard.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, pedestal wash hand basin, tiled splash backs, radiator.

LOUNGE:
15'11 x 11'0 (4.85m x 3.35m)
Double glazed window to front aspect, gas fireplace, two radiators, double doors leading to dining room.

DINING ROOM:
12'9 x 7'5 (3.89m x 2.26m)
Double glazed window to rear aspect, radiator, double doors leading to rear garden.

KITCHEN:
14'3 x 11'7 (4.34m x 3.53m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink unit with drainer and central mixer taps, built-in double oven with induction hob, integrated fridge/freezer and dishwasher, radiator, double doors to utility.

UTILITY ROOM:
Series of matching base and wall units, single bowl sink, space for washing machine, wall-mounted boiler, radiator. Door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, radiator.

MASTER BEDROOM:
13'3 x 10'10 (4.04m x 3.30m)
Double glazed window to front aspect, built-in wardrobes, radiator.

EN-SUITE:
Fully tiled double shower unit, low level WC, pedestal wash hand basin with mosaic splash backs, extractor fan, radiator.

BEDROOM TWO:
11'3 x 9'9 (3.43m x 2.97m)
Double glazed window to rear aspect, built-in wardrobe, radiator.

BEDROOM THREE:
8'9 x 7'0 (2.67m x 2.13m)
Double glazed window to front aspect, radiator.

BEDROOM FOUR:
8'3 x 7'4 (2.51m x 2.24m)
Double glazed window to rear aspect, built-in wardrobes, radiator.

BATHROOM:
Opaque double glazed window to side aspect, panelled bath with shower attachment, low level WC, pedestal wash hand basin, extractor fan, radiator.

EXTERIOR:

REAR GARDEN:
Fenced rear garden commencing with patio area and remainder mainly laid to lawn with a variety of shrubs/flowers, access to garage, access to front of the property via gate.

GARAGE, DRIVEWAY & PARKING:
Carport for two vehicles. Detached garage fitted with power and lighting.

AGENTS NOTES:
For more information, contact Sole Agents Hamilton Piers.

Council Tax Band: E.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.