



## Catherines Close

Chelmsford, CM3 1RX

Freehold  
Tax Band: C

**Offers In Excess Of £300,000**



Boasting NO ONWARD CHAIN, an UNOVERLOOKED & very generously-sized rear garden with far-reaching COUNTRYSIDE VIEWS plus approved PLANNING PERMISSION for a double storey extension is this two DOUBLE bedroom SEMI-DETACHED property. Benefiting from driveway parking for two vehicles, kitchen, lounge/diner & CONSERVATORY and ideally tucked away in a CUL-DE-SAC position within the highly regarded village of Great Leighs. Convenient access to local village amenities, A120/M11, Felsted & Chelmsford. Perfect for first time buyers!



# Catherines Close, Chelmsford, CM3 1RX

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, under stairs storage cupboard, heater, wood flooring.

### KITCHEN:

10'9 x 5'9 (3.28m x 1.75m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, electric cooker and hob with extractor hood over, space for fridge/freezer and washing machine, vinyl flooring.

### LOUNGE / DINER:

13'7 x 11'9 (4.14m x 3.58m)

Double glazed window to rear aspect, central fireplace with exposed brick surround, heater, wood flooring. Double doors to conservatory.

### CONSERVATORY:

10'5 x 9'7 (3.18m x 2.92m)

Part brick and part UPVC construction, wood flooring. Double doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring.

### BEDROOM ONE:

11'9 x 9'0 (3.58m x 2.74m)

Double glazed window to rear aspect, heater, carpeted flooring.

### BEDROOM TWO:

11'8 reducing to 8'7 x 9'1 (3.56m reducing to 2.62m x 2.77m)

Double glazed window to front aspect, airing cupboard, carpeted flooring.

### BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked and very generously sized rear garden with far-reaching countryside views to the rear aspect, garden comprises patio areas with remainder mainly laid to lawn with mature tree and shrub borders, storage shed, gated side access.

### DRIVEWAY & PARKING:

Driveway parking for 2 vehicles with small lawned frontage which could be paved to provide an additional parking space.

### AGENTS NOTES:

Planning permission granted for double storey side and rear extension. Plans and further information available upon request.

Application reference: 25/01078/FUL

Council Tax Band: C

For further information regarding this property, please contact Hamilton Piers.



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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.

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