



Pocklington Close

Chelmsford, CM2 6SQ

£470,000

Tax Band: **B**



Boasting an **IMPRESSIVE-SIZED** 25' LOUNGE with dining area and a 19' MODERN KITCHEN is this EXTENDED detached home, located in a this quiet turning in Chelmer Village. Further offering THREE GOOD SIZED BEDROOMS, modern family bathroom and cloakroom, MODERN extended kitchen, GARAGE, driveway parking for up to FOUR CARS and a generous private rear garden. Contact Hamilton Piers, Chelmer Village's local property experts, to view.



Ground Floor:

Entrance Hall:

UPVC entrance door to front, doors to cloakroom, lounge diner, stairs to first floor, radiator, wood effect flooring.

Cloakroom:

Obscure double glazed window to front, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

Lounge Diner:

25'2" x 12'4" > 7'11" (7.67m x 3.76m > 2.41m)

Double glazed window to rear, double glazed sliding doors to rear, door to kitchen, two radiators, wood effect flooring.

Kitchen:

19'1" x 8'6" > 7'4" (5.82m x 2.59m > 2.24m)

Two double glazed windows to front, double glazed window to rear, french doors to side, range of walls and base units, square edge work surfaces with sink inset, space for fridge freezer, washing machine, cooker, integrated dishwasher.

First Floor:

Landing:

Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard.

Bedroom One:

12'11" x 9'5" (3.94m x 2.87m)

Double glazed window to rear, radiator.

Bedroom Two:

11'10" x 8'8" (3.61m x 2.64m)

Double glazed window to rear, radiator.

Bedroom Three:

11'7" x 8'7" > 7'3" (3.53m x 2.62m > 2.21m)

Double glazed window to front, fitted wardrobes, radiator.

Family Bathroom:

6'6" x 5'5" (1.98m x 1.65m)

Obscure double glazed window to front, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

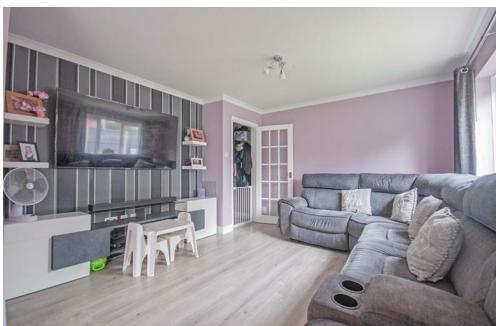
Exterior:

Rear Garden:

Paved patio to immediate rear and side, door to garage, gated side access, rest laid to lawn.

Frontage, Garage & Parking:

Garage with up and over door, paved driveway parking for 4 cars.



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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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