



## Silvester Way

Chelmsford, CM2 6YZ

**Guide Price £475,000**

Freehold  
Tax Band: D



An IMMACULATELY PRESENTED detached family home boasting an UNOVERLOOKED 55' REAR GARDEN and three good-sized bedrooms with EN-SUITE to master, plus a 16" OPEN-PLAN, REFITTED KITCHEN DINER, entrance hall & cloakroom, BAY-FRONTED lounge, CONSERVATORY, driveway parking for two vehicles and GARAGE with ELECTRIC DOOR. Ideally located in a quiet location on the well regarded Chancellor Park development - with easy access to local shops, schooling and the City Centre. Contact Hamilton Piers to view!



## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Composite part glazed entrance door into hallway, stairs to first floor, doors to lounge, kitchen diner, cloakroom, wood effect flooring, radiator.

### CLOAKROOM:

6'07" x 2'06" (2.01m x 0.76m)

Double glazed window to side, pedestal hand basin, low level W/C, radiator, wood effect flooring.

### LOUNGE:

13'06" x 9'05" (4.11m x 2.87m)

Double glazed window to rear, radiator, wood effect flooring.

### KITCHEN DINER:

16'05" x 9'09" (5.00m x 2.97m)

Dual aspect open plan kitchen diner.

### DINING AREA:

Dual aspect double glazed window to front with window and door to rear, storage cupboard, radiator, wood effect flooring.

### KITCHEN:

9'09" x 7'03" (2.97m x 2.21m)

Dual aspect double glazed window and door to rear into conservatory, square edge worktops with stainless sink inset, gas hob with extractor over, matching wall and base units with boiler housed, integrated oven, space for washing machine and fridge freezer, tiled splashbacks, wood effect flooring, door to conservatory.

### CONSERVATORY:

11'09" x 8'05" (3.58m x 2.57m)

Fully double glazed with french doors onto garden, wood effect flooring.

## FIRST FLOOR:

### LANDING:

Doors to- bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard and loft hatch.

## BEDROOM ONE:

9'10" x 9'09" (3.00m x 2.97m)

Double glazed window to rear, built in wardrobes, radiator, door to en-suite.

## EN-SUITE:

Double glazed window to rear, shower, pedestal hand basin, low level W/C, radiator, tiled flooring.

## BEDROOM TWO:

8'10" x 8'08" (2.69m x 2.64m)

Double glazed window to rear, radiator.

## BEDROOM THREE:

7'10" x 7'05" (2.39m x 2.26m)

Double glazed window to front, radiator.

## FAMILY BATHROOM:

6'04" x 6'04" (1.93m x 1.93m)

Double glazed window to front, bath with shower attachment, pedestal hand basin, low level W/C, radiator, tiled flooring, extractor fan.

## EXTERIOR:

### REAR GARDEN:

55' (16.76m)

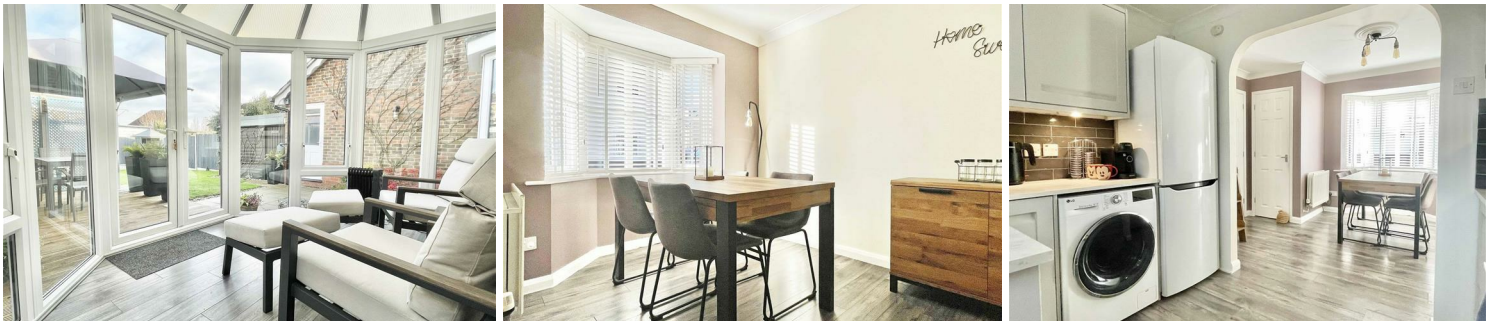
Decked seating area with Pergola to immediate rear of property, wooden storage shed, laid to lawn with pebble border, door to garage.

### GARAGE:

Electric door to front, loft storage space, power connected.

### FRONTAGE & PARKING:

Driveway parking for 2 vehicles with further on road parking available.



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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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