



Brick House Lane

Chelmsford, CM3 3JQ

£545,000

Freehold
Tax Band: E



Boasting an IMPRESSIVE 23' OPEN PLAN LIVING AREA with an adjoining modern kitchen and a STUDY / PLAY ROOM is this well presented and very spacious modern detached family home. Also offering FOUR GOOD-SIZED BEDROOMS with an EN SUITE to master, cloakroom & utility room, garage/storage, driveway parking and an UNOVERLOOKED REAR GARDEN. Ideally located to the edge of Boreham village - close to local schooling, amenities and both Hatfield Peverel and Chelmsford's mainline station.



Ground Floor:

Entrance Hall:

Composite entrance door to front, triple glazed window to front, doors to open plan living area, study/play room, cupboard, stairs to first floor, Amtico flooring.

Open Plan Living Area:

23'8" > 12'1" x 20'2" (7.21m > 3.68m x 6.15m)

Dual aspect, Triple glazed windows to front, square bay window and French doors to rear, two radiators, air conditioning unit, underfloor heating, Amtico flooring, open plan to:-

Kitchen:

Range of wall and base units, square edge quartz work surfaces with undermount stainless steel sink inset, integrated 5 ring induction hob with extractor over, two double ovens, dishwasher, wine fridge, space for American style fridge freezer.

Study / Play Room:

11'9" x 7'11" (3.58m x 2.41m)

Triple glazed window to front, door to inner hall, radiator, Amtico flooring.

Inner Hall:

UPVC door to rear, cupboard, Amtico flooring, entrance to:-

Utility Room:

8'8" x 8'3" > 4'8" (2.64m x 2.51m > 1.42m)

Range of wall units, square edge work surfaces, space for washing machine, tumble dryer, doors to cloakroom, garage/storage, radiator, Amtico flooring.

Cloakroom:

Low level W/C, vanity hand wash basin, Amtico flooring.

First Floor:

Landing:

Triple glazed window to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, radiator, loft access.

Bedroom One:

16'7" x 10'1" > 8'8" (5.05m x 3.07m > 2.64m)

Two triple glazed windows to rear, door to en-suite, fitted wardrobes, radiator, air conditioning unit, wood effect flooring.

En-Suite:

8'6" x 5'5" (2.59m x 1.65m)

Obscure triple glazed window to front, fully tiled walk in shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Bedroom Two:

12'10" x 10'2" (3.91m x 3.10m)

Triple glazed windows to rear, fitted wardrobes, radiator, air conditioning unit, wood effect flooring.

Bedroom Three:

11'3" x 10'8" (3.43m x 3.25m)

Triple glazed window to front, air conditioning unit, radiator, fitted wardrobes, wood effect flooring.

Bedroom Four:

8'6" x 7' (2.59m x 2.13m)

Triple glazed window to front, radiator, wood effect flooring.

Family Bathroom:

9'8" x 9'1" (2.95m x 2.77m)

Obscure triple glazed window to rear, fully tiled double shower cubicle, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, towel radiator, tiled walls and flooring, under floor heating.

Rear Garden:

Paved patio to immediate rear, mature shrub to border, rest laid to lawn.

Frontage & Parking:

Paved driveway parking to front for 2 cars, garage/storage with electric roller door.



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