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Ferndown Way

Chelmsford, CM3 2JU

Guide Price £575,000

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Boasting FOUR DOUBLE BEDROOMS is this EXTENDED & IMMACULATE DETACHED home within WALKING DISTANCE to Hatfield Peverel's MAINLINE STATION, further offering a SPACIOUS 17' LOUNGE, dining/play room, kitchen breakfast room, integral garage, LANDSCAPED REAR GARDEN, and a SUBSTANTIAL 38' ATTIC ROOM with potential to convert to additional bedrooms. View Today!

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Ground Floor:-

Entrance Hall:
UPVC Entrance door to front, doors to cloakroom, lounge, kitchen.

Cloakroom:
Obscure double glazed window to side, low level W/C vanity hand wash basin, tiled walls and flooring.

Lounge:
17'2" x 14'4" (5.23m x 4.37m)
Dual aspect double glazed windows to front and rear, double glazed french doors to rear, stairs to first floor, door to dining room, radiator.

Dining / Play Room:
11'5" x 9'11" (3.48m x 3.02m)
Double glazed french doors to rear, electric fire, radiator, entrance to kitchen.

Kitchen Breakfast Room:
12' x 11'3" (3.66m x 3.43m)
Double glazed window to front, range of wall and base units, square edge work surfaces with stainless steel sink inset, breakfast bar with seating for two, integrated induction hob with extractor over, double oven, microwave, washing machine, dishwasher, fridge, freezer, radiator, water softener, part tiled walls, wood effect flooring, entrance to:-

Bar Area / Utility Room:
12'5" x 11'6" > 6'10" (3.78m x 3.51m > 2.08m)
Double glazed window to rear, range of wall and base units, integrated fridge, door to garage, radiator.

First Floor:-

Landing:
Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, stairs to loft room, cupboard.

Bedroom One:
23'8" > 16'9" x 12'5" (7.21m > 5.11m x 3.78m)
Double glazed window to rear, door to en-suite, radiator.

En-Suite:
7'8" x 5'4" (2.34m x 1.63m)
Obscure double glazed window to front, fully tiled double shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

Bedroom Two:
12'4" x 10'1" (3.76m x 3.07m)
Double glazed window to rear, radiator.

Bedroom Three:
12'3" > 8'2" x 11' (3.73m > 2.49m x 3.35m)
Double glazed window to rear, radiator.

Bedroom Four:
10'11" > 7'11" x 8'8" (3.33m > 2.41m x 2.64m)
Double glazed window to front, radiator.

Family Bathroom:
8'5" x 5'3" (2.57m x 1.60m)
Obscure double glazed window to side, panel bath, fully tiled shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, tiled walls and flooring.

Attic Room / Games Room / Bedroom Five
38'4" x 8'10" (11.68m x 2.69m)
Three velux windows to rear, double glazed window to side. There is massive potential with this room to convert into one or two bedrooms STP.

Exterior:-

Front Garden & Parking:
Driveway parking for 4/5 Cars, stepping stones to entrance door, mature shrubs and trees to border, rest laid to lawn.

Garage:
16'11" x 8'7" (5.16m x 2.62m)
Electric roller door, cold, hot & unsoftened tap, lighting connected.

Rear Garden:
Decking to immediate rear with lighting, gated side access, hot tub to rear (may remain, subject to price), mature shrubs and trees to border, rest laid to lawn, Approx 46'.

AGENTS NOTE:
As any viewer will see the land to the side of this property has been granted permission for residential development, with construction already underway. PLEASE NOTE: this does not effect the plot size in anyway, only the outlook to the side aspect. However, we understand that to the immediate side of the property the developer will be leaving what we assume will be a small, landscaped greensward (classed as "open space"). All of this has already been reflected in the price.

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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.