



## Mulberry Way

Chelmsford, CM1 7SN

**£550,000**

Freehold  
Tax Band: D



Located within a SHORT WALK TO THE CITY CENTRE is this detached, EXTENDED family home that boasts a DOUBLE-LENGTH GARAGE and spacious accommodation. Being sold with NO ONWARD CHAIN and offering a spacious lounge, separate DINING / PLAY ROOM, kitchen breakfast room with adjoining UTILITY ROOM, two shower rooms, FOUR DOUBLE BEDROOMS, driveway parking for 2 cars and private rear garden. Ideally situated close to popular local schooling, shops and Chelmsford's mainline station. Call Hamilton Piers of Springfield to view!



# Mulberry Way, Chelmsford, CM1 7SN

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, door to shower room, dining room, kitchen, lounge, stairs to first floor, radiator.

### Shower Room:

6'5" x 5'7" (1.96m x 1.70m)

Obscure double glazed window to front, fully tiled shower cubicle, vanity hand wash basin, low level W/C, towel radiator, tiled walls.

### Dining Room / Play Room:

13'11" x 11'6" (4.24m x 3.51m)

Double glazed window to front, radiator.

### Lounge:

19' x 16' (5.79m x 4.88m)

Double glazed window to rear, door to side, fireplace, two radiators.

### Kitchen:

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, door to side, door to utility room, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double low level oven, hob with extractor over, space for under counter fridge.

### Utility Room:

7' x 6'11" (2.13m x 2.11m)

Double glazed window to side, boiler to wall, space for fridge freezer, washing machine, tumble dryer.

## First Floor:

### Landing:

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

### Bedroom One:

14'1" x 11'7" (4.29m x 3.53m)

Double glazed window to front, fitted wardrobes, cupboard, radiator.

### Bedroom Two:

15' x 8'10" (4.57m x 2.69m)

Double glazed window to rear, cupboard, radiator.

### Bedroom Three:

11'1" x 8'10" (3.38m x 2.69m)

Double glazed window to rear, radiator.

### Bedroom Four:

9'2" x 8' (2.79m x 2.44m)

Double glazed window to front, radiator.

### Shower Room:

6'4" x 5'5" (1.93m x 1.65m)

Obscure double glazed window to rear, fully tiled double shower cubicle, pedestal hand wash basin, low level W/C, radiator, part tiled walls.

### Exterior:

#### Rear Garden:

Patio to rear, door to double length tandem garage, gated side access, mature shrubs to border, rest laid to lawn.

#### Frontage, Garage & Parking:

Driveway parking, double length garage with up and over door, mature shrubs, rest laid to lawn.



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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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