



## Petrel Way

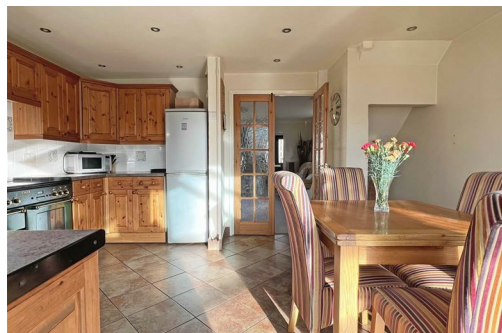
Chelmsford, CM2 8XH

Freehold  
Tax Band:

**£450,000**



Boasting NO ONWARD CHAIN and offering THREE LARGE DOUBLE BEDROOMS (over the two upper floors) and a sizeable UNOVERLOOKED rear garden with further POTENTIAL TO EXTEND (STPP) plus TWO reception rooms and spacious kitchen/diner is this EXTENDED end-terrace property. Benefiting from accommodation set over three floors, CONSERVATORY, d/stairs cloakroom & GARAGE with driveway for two vehicles. Located within close proximity to local shops, popular schools & just 2.5 miles to Chelmsford City Centre & Station. Viewings highly advised!



# Petrel Way, Chelmsford, CM2 8XH

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE LOBBY:

Part-glazed entry door, opaque double glazed window to side aspect, tiled flooring. Door into lounge.

### LOUNGE:

14'09 x 13'07 (4.50m x 4.14m)

Double glazed bay window to front aspect and double glazed window to side aspect, stairs to first floor, central fireplace with brick hearth and surround, radiator, carpeted flooring. Door into kitchen/diner.

### KITCHEN / DINER:

14'09 x 12'09 (4.50m x 3.89m)

Double glazed window to rear aspect, a series of traditional matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, 'Range' style double cooker with gas hob, space for fridge/freezer, dishwasher and washing machine, under stairs storage area, radiator, tiled flooring and smooth ceiling with sunken spotlights. Opening to conservatory.

### CONSERVATORY:

11'06 x 7'00 (3.51m x 2.13m)

Part brick and part UPVC construction with glass roof, tiled flooring. Doors onto rear garden.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, tiled flooring.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, stairs to second floor, airing cupboard, carpeted flooring.

### MASTER BEDROOM:

14'09 x 14'06 (4.50m x 4.42m)

Two double glazed windows to front aspect, built-in wardrobes, airing/storage cupboard, radiator, carpeted flooring.

### BEDROOM THREE:

9'11 x 7'00 (3.02m x 2.13m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

### SHOWER ROOM:

Opaque double glazed window to rear aspect, fully tiled and enclosed double shower, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## SECOND FLOOR ACCOMMODATION:

### BEDROOM TWO:

14'06 x 11'04 (4.42m x 3.45m)

Double glazed window to rear aspect, eaves storage cupboards, wooden flooring and vaulted ceiling.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and very sizeable rear garden, comprising of patio area to immediate rear and side with remainder mainly laid to lawn, gated side access and access to garage.

### GARAGE, DRIVEWAY & PARKING:

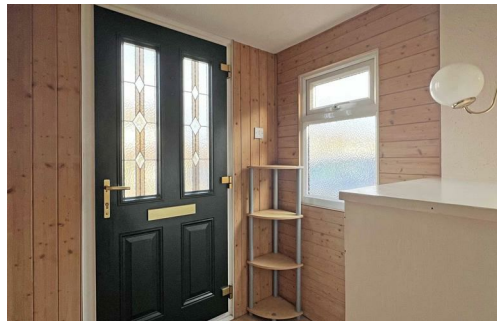
Single garage fitted with power, lighting and electric door. Driveway parking for two vehicles with further on-street parking available.

### AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, please contact Sole Agents, Hamilton Piers of Springfield.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

