



## Capel Close

Broomfield, Chelmsford, CM1 7DE

**Guide Price £425,000**



Boasting a 67' x 50' REAR GARDEN with a LARGE 22' CABIN (ideal as a HOME OFFICE, gym or CINEMA ROOM!) is this spacious, extended family home that also offers FOUR DOUBLE BEDROOMS, a spacious 16' kitchen & utility room, an IMPRESSIVE 24' LOUNGE, 14' conservatory, entrance porch, hall & shower rm, refitted bathroom, GARAGE with POTENTIAL TO CONVERT, and driveway parking.



# Capel Close, Broomfield, Chelmsford, CM1 7DE

## advert summary

\*\*\*Guide Price ?425,000 - ?450,000\*\*\*

Boasting a GENEROUS 67' x 50' REAR GARDEN with a LARGE 22' CABIN (ideal as a HOME OFFICE, gym or CINEMA ROOM!) is this spacious and EXTENDED family home offered for sale exclusively by Chelmsford's official number one estate agent, Hamilton Piers.

Also offering FOUR DOUBLE BEDROOMS, a spacious 16' kitchen breakfast room & utility room, an IMPRESSIVE 24' LOUNGE, 14' conservatory, entrance porch, hall & shower room, refitted family bathroom, GARAGE with POTENTIAL TO CONVERT into additional ground floor accommodation, and driveway parking.

The property is ideally located in this sought-after turning in Broomfield - within walking distance to local schools, shops, and speedy bus services to both the city centre and Broomfield hospital.

VIEWINGS ARE HIGHLY RECOMMENDED!

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

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC?entrance door to front, door to entrance hall.

ENTRANCE HALL:

Door to lounge diner, stairs to first floor, radiator, wood flooring.

LOUNGE DINER: (24'2" x 11'7" > 8'4")

Double glazed bay window to front, double glazed sliding door to conservatory, door to kitchen breakfast room, two radiators, wood flooring.

KITCHEN BREAKFAST ROOM: (16'4" x 9'2")

Two double glazed window to rear, UPVC door to rear, door to utility room, range of wall and base units, rolled edge work surfaces with sink inset, space for american fridge freezer, dishwasher, rangemaster cooker with stainless steel splashback and extractor over, large under stairs cupboard, radiator, part tiled walls.

UTILITY ROOM: (9'1" x 6'5")

Double glazed window to rear, door to shower room, boiler to wall, range of wall and base units, space for washing machine, tumble dryer.

SHOWER ROOM:

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

CONSERVATORY: (14'6" x 8'2")

UPVC?roof, double glazed window to rear, double glazed sliding door to side, radiator, wood effect flooring.

FIRST FLOOR:-

LANDING:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, loft access.

BEDROOM ONE: (12'6" x 11'11")

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

BEDROOM?TWO:?(11'10"?x 9'1"?)

Double glazed window to front, radiator.

BEDROOM?THREE:?(11'2" x 8'9")

Double glazed window to rear, radiator.

BEDROOM?FOUR:?(11'10" > 7'8" x 9')

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

FAMILY?BATHROOM:

Obscure double glazed window to rear, corner bath with shower over, vanity hand wash basin, low level W/C, towel radiator, part tiled walls.

EXTERIOR:-

FRONT GARDEN:

Paved driveway for 2 cars and integral garage with up and over door and excellent potential to convert into additional accommodation if required, stp.

REAR GARDEN:

Paved patio and decking area to immediate rear with further paved patio area to side, gated side access, path to cabin, two summer houses and two sheds to side, mature shrubs and trees to border, rest laid to lawn, approx 67' x 50'.

CABIN: (22'6" x 16'10")

Two double glazed windows to front, fully insulated with power and lighting. Ideal as a cinema room/office/gym!

AGENTS NOTES:

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

DISCLAIMER:

At Hamilton Piers we aim to ensure our sales 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. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. 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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