



## Little Nell

Freehold  
Tax Band: E

Chelmsford, CM1 4YL

**Asking Price £575,000**



Boasting NO ONWARD CHAIN and offering THREE reception rooms inc. lounge, dining room and OFFICE/PLAYROOM plus a recently added CONSERVATORY is this sizeable four bedroom DETACHED property. Benefiting from an integral garage (POTENTIAL TO CONVERT\*), an UNOVERLOOKED rear garden plus an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom. Set on a generous CORNER PLOT position within walking distance to local shops/amenities & schools. Located just 2.5 miles to Chelmsford Mainline Station.



# Little Nell, Chelmsford, CM1 4YL

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure part-glazed main entry door, stairs to first floor, under stairs storage cupboard, radiator, Karndean flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, vanity wash hand basin with tiled splash back, radiator, tiled flooring.

### LOUNGE:

14'11 x 12'1 (4.55m x 3.68m)

Double glazed window to front aspect, central remote-controlled fireplace with limestone surround, radiator, carpeted flooring.

### DINING ROOM:

9'5 x 9'2 (2.87m x 2.79m)

Radiator, carpeted flooring. Double doors into conservatory.

### CONSERVATORY:

13'0 x 9'3 (3.96m x 2.82m)

Part UPVC and brick construction with vaulted glass roof, radiator, under floor heating, tiled flooring and double doors to rear garden.

### KITCHEN:

12'6 x 9'3 (3.81m x 2.82m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, two built-in ovens, gas hob with extractor hood over, space for fridge/freezer, integrated dishwasher and washing machine, wall-mounted boiler (in cupboard), radiator, Karndean flooring. Door to adjoining utility area and office/playroom.

### UTILITY AREA:

Purpose built utility area comprising fitted wall units, edged work surface area, space for tumble dryer, Karndean flooring. Open to office/playroom.

### OFFICE / PLAYROOM:

10'2 x 7'9 (3.10m x 2.36m)

A versatile room currently used as a breakfast room with potential for an office or playroom: Double glazed window to rear aspect, fitted wall units with built-in storage, radiator, Karndean flooring. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, airing cupboard, carpeted flooring.

## MASTER BEDROOM:

12'1 x 9'5 (3.68m x 2.87m)

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

## EN-SUITE:

Opaque double glazed window to rear aspect, fully tiled and enclosed shower unit, low level WC, vanity wash hand basin with tiled splash back, heated towel rail, laminate flooring.

## BEDROOM TWO:

15'8 x 7'10 (4.78m x 2.39m)

Double glazed windows to front and rear aspects, two radiators, carpeted flooring.

## BEDROOM THREE:

12'3 x 8'1 (3.73m x 2.46m)

Double glazed window to front aspect, a series of fitted wardrobes and storage cupboards, radiator, carpeted flooring.

## BEDROOM FOUR:

10'7 x 8'5 max (3.23m x 2.57m max)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

## SHOWER ROOM:

Opaque double glazed window to side aspect, fully tiled walk-in double shower unit set behind glass enclosure, inset WC, vanity wash hand basin with tiled splash back, heated towel rail, vinyl flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and generously sized rear garden comprising patio area extending across property rear and sides, remainder mainly laid to lawn with a series of trees and shrubs, recently built storage shed, gated side access.

### GARAGE, DRIVEWAY & PARKING:

Integral single garage (potential to convert) fitted with power, lighting and up & over door. Driveway parking for 2-3 vehicles.

### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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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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