HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Carnation Close

Freehold
Tax Band: C

Chelmsford, CM1 6XR

£399,995

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Situated on a CORNER PLOT and boasting a 26' GARAGE/WORKSHOP with electric door and an adjoining GYM & STUDY is this very unique, EXTENDED and WELL PRESENTED semi detached home. Further offering an IMPRESSIVE 18' LOUNGE, a modern kitchen and OPEN-PLAN FAMILY/DINING ROOM, three good-sized bedrooms, modern shower room, private rear garden and DRIVEWAY FOR UPTO 4 CARS.

Carnation Close, Chelmsford, CM1 6XR

Ground Floor:

Entrance Porch:
Composite entrance door to side, obscure double glazed window to front, door to lounge, radiator.

Lounge:
18" > 14'2" x 15'8" (5.49m > 4.32m x 4.78m)
Double glazed window to front, stairs to first floor, radiator, double doors to kitchen, dining family room.

Kitchen, Dining & Family Room:

Dining & Family Area:
19'3" > 10'1" x 15'1" (5.87m > 3.07m x 4.60m)
Double glazed windows and door to rear, door to garage radiator, wood effect flooring, open to:-.

Kitchen:
Range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, gas hob with extractor over and glass splash back, space for fridge freezer, washing machine, dishwasher, part tiled walls, wood effect flooring.

Garage/Workshop:
26'9" x 20'4" max (8.15m x 6.20m max)
Electric roller and composite door to front, double glazed french doors to rear, door to study, door to gym, radiator.

Gym:
15'1" x 6'7" (4.60m x 2.01m)

Study:
7'4" x 6'3" (2.24m x 1.91m)
Double glazed window to front.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, shower room.

Bedroom One:
11'11" x 9'5" (3.63m x 2.87m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
10'3" x 9'6" (3.12m x 2.90m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:
6'10" x 6'9" (2.08m x 2.06m)
Double glazed window to front, radiator.

Shower Room:
7'3" x 5'6" (2.21m x 1.68m)
Obscure double glazed window to rear, walk in double shower, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

Exterior:

Frontage:
Paved driveway parking for 3/4 Cars.

Rear Garden:
Decking area to immediate rear, paved patio to rear, shrubs to border, rest laid to artificial 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.