



Sussex Close

Chelmsford, CM3 3ED

Freehold
Tax Band: E

Offers In Excess Of £550,000



Boasting an UNOVERLOOKED South-Facing rear garden, spacious 15' kitchen/breakfast room, 16' lounge plus STUDY/PLAYROOM & dining room is this VERSATILE four bedroom detached property. Benefiting from a GARAGE (potential to convert*) with driveway for three vehicles, POTENTIAL TO CREATE DOUBLE GARAGE* and ideally tucked away in a quiet CUL-DE-SAC location within the highly regarded village of Boreham. Walking distance to all local shops/amenities, Primary School & bus routes with convenient access to Beaulieu Station, A12 & Chelmsford City Centre and Mainline Station. Call local property experts Hamilton Piers to view!



Sussex Close, Chelmsford, CM3 3ED

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Opaque double glazed windows to front and side aspects, secure main entry door, double doors to inner hall.

INNER HALL:

Stairs to first floor, under stairs storage cupboard, radiator, walk-in utility area, solid oak flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset basin, heated towel rail, solid oak flooring.

STUDY / PLAYROOM:

14'0 x 8'9 (4.27m x 2.67m)

Double glazed window to front and side aspects, radiator, carpeted flooring.

LOUNGE:

16'0 x 11'5 (4.88m x 3.48m)

Double glazed window to front aspect, central gas fireplace, radiator, solid oak flooring. Opening to dining room.

DINING ROOM:

11'9 x 11'5 (3.58m x 3.48m)

Double glazed windows to rear aspect, radiator, solid oak flooring. French doors to rear garden.

KITCHEN / BREAKFAST ROOM:

15'7 x 10'3 (4.75m x 3.12m)

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, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer, low level freezer and dishwasher, breakfast bar, tiled flooring. Door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access, airing cupboard, carpeted flooring.

BEDROOM ONE:

14'2 x 11'5 (4.32m x 3.48m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM TWO:

11'10 x 11'5 (3.61m x 3.48m)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:

13'9 x 9'0 (4.19m x 2.74m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM FOUR:

8'6 x 5'8 (2.59m x 1.73m)

Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, p-shaped panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by brick walling and comprising a patio area extending across the property rear with remainder mainly laid to lawn, mature trees and shrubs to borders, gated side access and access door to garage.

GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for three 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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