



## Kennet Way

Chelmsford, CM1 2JP

**Guide Price £400,000**



With a COMPLETE CHAIN is this EXTENDED end terraced home, boasting a 21' KITCHEN DINER/FAMILY ROOM, spacious 18' Lounge, shower room, FOUR GREAT SIZED BEDROOMS, one with en-suite cloakroom, family bathroom, driveway to rear with an ELECTRIC CAR CHARGING PORT & fully insulated OFFICE/GYM.



# Kennet Way, Chelmsford, CM1 2JP

## Ground Floor:-

### Entrance Porch:

UPVC entrance door to front, door entrance hall.

### Entrance Hall:

Door to lounge, stairs to first floor, entrance to kitchen diner, radiator, tiled flooring.

### Lounge:

18'1" x 12'2" (5.51m x 3.71m)

Double glazed bay window to front, double glazed window to side, two wall radiators, log burner.

### Kitchen Diner/Family Room:

21'9" > 16'9" x 19'7" (6.63m > 5.11m x 5.97m)

Dual aspect double glazed windows to rear and side, double glazed french doors to rear, skylight, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, space for washing machine, tumble dryer, dishwasher, American fridge freezer, log burner, wall radiator, door to shower room, cupboard housing solar powered heating system, part tiled flooring.

### Shower Room:

Obscure double glazed window to side, fully tiled shower cubicle, low level W/C, vanity hand wash basin, part tiled walls.

## First Floor:-

### Landing:

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

### Bedroom One:

11'9" x 11'8" > 8'3" (3.58m x 3.56m > 2.51m)

Dual aspect double glazed windows to side and rear, radiator, door to en-suite W/C.

### En-Suite W/C:

Obscure double glazed window to side, low level W/C, vanity hand wash basin.

### Bedroom Two:

14'10" x 9'1" (4.52m x 2.77m )

Two double glazed windows to front, radiator, two fitted wardrobes.

### Bedroom Three:

10'10" x 6'9" (3.30m x 2.06m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Four:

10'6" x 6'6" (3.20m x 1.98m)

Double glazed window to front, radiator.

### Family Bathroom:

8'3" x 5'2" (2.51m x 1.57m)

Obscure double glazed window to front, p shape bath with shower over, pedestal hand wash basin, low level W/C, part tiled walls, tiled flooring.

## Exterior:-

### Front Garden & Parking:

Resin frontage with residents parking to front, gated driveway to rear.

### Rear Garden:

Paved patio to immediate rear, resin path to gated side & rear access, fully insulated office/gym, charging point for electric car, mature shrubs and trees to border, rest laid to lawn, approx 51'

### Office/Gym:

12'6" x 9'2" (3.81m x 2.79m)

Double glazed sliding door and window to front, electric heater, wood effect flooring.



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