



## Barkis Close

Chelmsford, CM1 4UW

**Guide Price £475,000**

Freehold  
Tax Band: D



Boasting an IMPRESSIVE 18' FAMILY ROOM / CONSERVATORY, a dining room/STUDY (or PLAY ROOM) and a 54' REAR GARDEN is this well presented and spacious detached family home. Further benefitting from NEWLY FITTED UPVC WINDOWS & BOILER, a spacious 16' lounge, refitted kitchen, modern family bathroom, GOOD-SIZED BEDROOMS with an EN SUITE to the master, a detached garage and private driveway parking. Located close to local schools, shops & the city centre. Contact Hamilton Piers to view today!



# Barkis Close, Chelmsford, CM1 4UW

## Ground Floor:

### Entrance Hall:

Composite entrance door to side, obscure double glazed window to front, doors to cloakroom, kitchen, dining room / study, lounge, cupboard, radiator, Amtico flooring.

### Cloakroom:

Obscure double glazed window to side, vanity hand wash basin, low level W/C, radiator, part tiled walls, Amtico flooring.

### Kitchen:

9'8" x 8' (2.95m x 2.44m)

Double glazed window to rear, UPVC door to side, range of wall and base units, rolled edge work surfaces with sink inset, integrated gas hob with extractor over, double oven, space for fridge freezer, washing machine, dishwasher, part tiled walls, Amtico flooring.

### Dining Room / Study / Play Room:

9'9" x 7'9" (2.97m x 2.36m)

Double glazed window to rear, radiator.

### Lounge:

16' x 11'4" (4.88m x 3.45m)

Dual aspect double glazed window to front and rear, door to conservatory, two radiators, fireplace, wood effect flooring.

### Family Room / Conservatory:

18'8" x 11'9" (5.69m x 3.58m)

Solid insulated roof, double glazed windows to side and rear, french doors to side, electric heater, wood effect flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom.

### Bedroom One:

10' + wardrobes x 8'6" (3.05m + wardrobes x 2.59m)

Two double glazed windows to rear, bespoke fitted wardrobes, door to en-suite, radiator.

### En-Suite:

7'3" x 5'2" (2.21m x 1.57m)

Obscure double glazed window to side, fully tiled double shower cubicle, vanity hand wash basin, low level W/C, vanity hand wash basin, chrome towel radiator, under floor heating, tiled walls and flooring.

### Bedroom Two:

11'10" x 9'1" (3.61m x 2.77m)

Two double glazed windows to rear, radiator.

### Bedroom Three:

9' x 6'10" (2.74m x 2.08m)

Double glazed window to front, radiator.

### Family Bathroom:

8'4" x 5'4" (2.54m x 1.63m)

Obscure double glazed window to front, panel bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Paved patio to side, gated side access, door to garage, decking area to side, mature shrubs to border, rest laid to lawn, approx 54' wide.

### Frontage, Garage & Parking:

Detached garage with up and over door, driveway parking, rest laid to 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.

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