HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Nounsley Road

Chelmsford, CM3 2NF

Freehold
Tax Band: D

Asking Price £499,995

3 2 3

Boasting NO ONWARD CHAIN and 100FT REAR GARDEN is this IMMACULATE & HEAVILY EXTENDED semi detached home, offering three DOUBLE bedrooms, a spacious 22' lounge, STUDY/PLAYROOM & 22' kitchen/diner plus UTILITY room & BAR/GYM. Benefiting from a GARAGE & driveway parking for five vehicles, situated just 1.5 miles from Hatfield Peverel Station.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Entrance door to front, doors to study/play room, inner hall, stairs to first floor, wood effect flooring.

STUDY/PLAYROOM:
10'1" x 7'5" (3.07m x 2.26m)
Double glazed sash window to front, radiator, wood effect flooring.

INNER HALL:
10'1" x 7' (3.07m x 2.13m)
Entrance to kitchen diner, double doors to lounge, doors to shower room, utility room, radiator, wood effect flooring.

LOUNGE:
22'5" x 12'11" (6.83m x 3.94m)
Double glazed sliding door to rear, two radiators, wood effect flooring.

KITCHEN/DINER:
22'9" x 11'1" (6.93m x 3.38m)
Dual aspect double glazed window to front and two to side, UPVC door to side, range of wall and base units, square edge work surfaces with sink inset, integrated fridge freezer, low level oven, induction hob with extractor over, dishwasher, two radiators, part tiled walls, tiled flooring.

SHOWER ROOM:
Fully tiled walk in shower, low level W/C, wall mounted hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

UTILITY ROOM/AIRING CUPBOARD:
Immersion tank, space for washing machine, tumble dryer.

FIRST FLOOR ACCOMMODATION:

LANDING:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, cupboard, loft access.

BEDROOM ONE:
13'8" x 10'10" (4.17m x 3.30m)
Double glazed sash window to front, fitted wardrobes, radiator, wood effect flooring.

BEDROOM TWO:
12' x 10' (3.66m x 3.05m)
Double glazed sash window to front, radiator, wood effect flooring.

BEDROOM THREE:
10'10" x 6'5" (3.30m x 1.96m)
Double glazed window to rear, fitted wardrobes, radiator, wood effect flooring.

FAMILY BATHROOM:
10'8" x 6'8" (3.25m x 2.03m)
Obscure double glazed window to rear, fully tiled walk in shower, roll top bath with shower mixer tap, low level W/C, vanity hand wash basin, radiator, part tiled walls, tiled flooring.

EXTERIOR:

GARAGE, DRIVEWAY & PARKING:
Paved driveway parking for 5 cars, garage with roller door.

REAR GARDEN:
Paved patio to immediate rear, gated side access, door to garage, door to bar/office, decking area to rear with hot tub and fire pit, mature shrubs and trees to border, rest laid to lawn.

BAR/GYM/OFFICE:
11'5" x 9'3" (3.48m x 2.82m)
Double glazed french doors to front, wood effect flooring.

AGENTS NOTES:
Council Tax Band: D

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.