HAMILTON PIERS

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Great Godfreys

Freehold
Tax Band: F

Chelmsford, CM1 3PQ

Guide Price £600,000

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Boasting a detached DOUBLE GARAGE and three/four reception rooms - including a STUDY, spacious 19' lounge, conservatory and the DINING / PLAY ROOM - is this spacious detached family home, ideally located in a quiet cul-de-sac turning in the heart of the village of Writtle. Further offering an entrance hall & cloakroom, fitted kitchen, FOUR GOOD-SIZED BEDROOMS with an EN SUITE to the master, family bathroom, private rear garden and driveway parking for 2/3 cars. Close to local village amenities, schooling and Chelmsford city centre. For sale via Hamilton Piers with NO ONWARD CHAIN.

Great Godfreys, Chelmsford, CM1 3PQ

Ground Floor:

Entrance Hall:
Composite entrance door to front, doors to cloakroom, dining room, kitchen, study, cupboard, double doors to lounge, stairs to first floor, radiator, parquet flooring.

Cloakroom:
Obscure double glazed window to front, low level W/C, wall mounted hand wash basin, radiator, part tiled walls, tiled flooring.

Lounge:
19'7" x 11'2" (5.97m x 3.40m)
Double glazed window to front, french doors to conservatory, gas fireplace, two radiators, wood effect flooring.

Conservatory:
10' x 8'4" (3.05m x 2.54m)
UPVC roof, double glazed windows to side and rear, french doors to side, wood effect flooring.

Dining / Play Room:
12'10" x 9'6" (3.91m x 2.90m)
Double glazed window to front, radiator, parquet flooring.

Study:
7'2" x 6'3" (2.18m x 1.91m)
Double glazed window to rear, radiator, wood effect flooring.

Kitchen:
9'8" x 9'5" (2.95m x 2.87m)
Double glazed window to rear, door to utility room, range of wall and base units, rolled edge work surfaces with sink inset, integrated double oven, gas hob with extractor, dishwasher, space for fridge freezer, part tiled walls, tiled flooring.

Utility Room:
6'8" x 6'2" (2.03m x 1.88m)
UPVC door to side, range of wall and base units, rolled edge work surfaces, space for washing machine, tumble dryer, chrome towel radiator, part tiled walls, tiled flooring.

First Floor:

Landing:
Double glazed window to front, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, airing cupboard, loft access, radiator.

Bedroom One:
12'10" x 12'8" max (3.91m x 3.86m max)
Double glazed window to front, door to en-suite, fitted wardrobes, radiator.

En-Suite:
6'7" x 5'1" (2.01m x 1.55m)
Obscure double glazed window to side, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls.

Bedroom Two:
12' x 9'8" (3.66m x 2.95m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three:
11'6" > 9'1" x 9'8" (3.51m > 2.77m x 2.95m)
Double glazed window to rear, radiator.

Bedroom Four:
9'10" x 9'4" > 7'11" (3.00m x 2.84m > 2.41m)
Double glazed window to rear, fitted wardrobes, radiator, cupboard.

Family Bathroom:
7'1" x 5'6" (2.16m x 1.68m)
Obscure double glazed window to rear, p shaped bath with shower over, low level W/C, pedestal hand wash basin, radiator, tiled walls.

Exterior:

Rear Garden:
Paved patio to immediate rear and side, door to double garage, gated side access, mature shrubs, rest laid to lawn.

Double Garage & Parking:
Double garage with power and lighting and electric up and over door, with driveway parking for 2 cars.

Front Garden:
Path to entrance door, mature shrubs and trees, 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.