



## Knapton Close

Chelmsford, CM1 6UL

Freehold  
Tax Band:

**£365,000**



EXTENDED and well presented is this semi detached home located in a quiet CUL-DE-SAC, comprising of TWO DOUBLE BEDROOMS, fitted kitchen, IMPRESSIVE 20' LOUNGE DINER, conservatory, modern bathroom, PRIVATE REAR GARDEN, driveway parking for 2 cars also with excellent potential to extend further STP.



# Knapton Close, Chelmsford, CM1 6UL

## Ground Floor:-

### Entrance Hall:

UPVC entrance door to front, stairs to first floor, doors to kitchen, lounge/diner, radiator, understairs cupboard, wood effect flooring.

### Kitchen:

10'4" x 6'9" (3.15m x 2.06m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, induction hob with extractor over, dishwasher, space for washing machine, fridge freezer, part tiled walls, tiled flooring.

### Lounge Diner:

20'5" x 19'9" > 12'11" (6.22m x 6.02m > 3.94m)

Dual aspect double glazed windows to rear and front, double glazed french doors to conservatory, electric feature fireplace, two radiators.

### Conservatory:

9'6" x 5'7" (2.90m x 1.70m)

UPVC roof, double glazed french doors to rear, double glazed windows to sides and rear.

## First Floor:-

### Landing:

Doors to bedroom one, bedroom two, family bathroom, loft access.

### Bedroom One:

12'6" x 9'7" (3.81m x 2.92m)

Double glazed window to rear, radiator.

### Bedroom Two:

11'1" > 8'10" x 9'5" (3.38m > 2.69m x 2.87m)

Double glazed window to front, cupboard, radiator.

### Family Bathroom:

6'6" x 6'4" (1.98m x 1.93m)

Obscure double glazed window to side, panel bath with

shower mixer tap, pedestal hand wash basin, low level W/C, radiator, tiled walls and flooring.

## Exterior:-

### Front Garden & Parking:

Driveway parking for 2 cars, rest laid to lawn.

### Rear Garden:

Paved patio to immediate rear, bark chipping area, with shed, rest laid to lawn.



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