



Clachar Close

Chelmsford, CM2 6RX

Freehold
Tax Band: D

Guide Price £400,000



A spacious semi detached family home boasting **THREE GOOD SIZED BEDROOMS** and an **UNOVERLOOKED REAR GARDEN**, located within a quiet **CUL-DE-SAC** setting in Chelmer Village, within walking distance to local schools and shops. Also offering driveway **PARKING FOR THREE CARS** with a **DETACHED GARAGE**, a **SPACIOUS LOUNGE** and separate **DINING /PLAY ROOM**, downstairs cloakroom, a four piece family bathroom and **POTENTIAL TO EXTEND** (stpp). Call Hamilton Piers to book your viewing today!



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GROUND FLOOR:-

ENTRANCE HALL:-

UPVC part glazed entrance door onto hallway, double glazed window to side, doors to kitchen, lounge, cloakroom, stairs to first floor, radiator, wood effect flooring.

LOUNGE:-

15'03" x 10'03" (4.65m x 3.12m)

Double glazed window to front, wood effect flooring, radiator, door to dining room (currently set as a bedroom)

DINING ROOM:-

13'07" x 9'00" (4.14m x 2.74m)

Double glazed french doors onto garden, wood effect flooring, radiator.

KITCHEN:-

10'09" x 7'05" (3.28m x 2.26m)

Dual aspect double glazed window to side with door to rear garden, roll edge work tops with composite sink inset, matching wall and base units, boiler housed in kitchen cupboard, tiled splashback, space for oven, fridge/ freezer, dishwasher and washing machine, wood effect flooring.

CLOAKROOM:-

Double glazed opaque window to side, vanity hand basin with tiled splashback, low level W/C, heated towel rail, wood effect flooring.

FIRST FLOOR:-

LANDING:-

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

BEDROOM ONE:-

14'00" x 10'00" (4.27m x 3.05m)

Double glazed window to front, airing/storage cupboard, radiator.

BEDROOM TWO:-

11'00" x 10'03" (3.35m x 3.12m)

Double glazed window to rear, built in wardrobe, wood effect flooring, radiator.

BEDROOM THREE:-

9'04" x 6'09" (2.84m x 2.06m)

Double glazed window to front, wood effect flooring, radiator.

BATHROOM:-

7'09" x 6'01" (2.36m x 1.85m)

Double glazed window to rear, four piece bathroom suite including- bath, corner shower, vanity hand basin, low level W/C, fully tiled, radiator, chrome heated towel rail, wood effect flooring.

EXTERIOR:-

REAR GARDEN:-

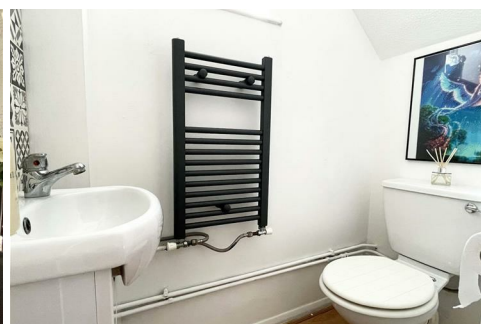
Small artificial grass area to immediate rear, with wall and steps leading to raised garden laid to lawn, mature shrub boarder, patio seating area to side, wooden shed, garage and side access.

FRONTAGE & PARKING:-

Driveway parking for three vehicles with garage, laid to lawn front garden with mature tree.

GARAGE:-

Detached garage with up and over door, side access from garden, power connected.



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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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