HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Longshots Close

Freehold
Tax Band: E

Chelmsford, CM1 7DU

Offers In Excess Of £477,000

3 2 3

A well presented, EXTENDED detached family home, boasting THREE RECEPTION rooms, entrance hall, d/s SHOWER ROOM plus a four piece family bathroom, re-fitted kitchen with UTLITY ROOM, three bedrooms, plus a STUDY/bedroom four, a PRIVATE REAR GARDEN, driveway parking for three vehicles and separate GARAGE with potential to convert, stpp. Ideally located in the heart of Broomfield in a quiet CUL-DE-SAC location - close to local countryside, yet walking distance to schooling, shops and Broomfield Hospital. Being sold with NO ONWARD CHAIN - contact Hamilton Piers to view today!

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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Composite front door into entrance hall, doors to- lounge, kitchen, understair storage, radiator, wood effect flooring.

LOUNGE:
14'04" x 11'02" (4.37m x 3.40m)
Double glazed window to front with fitted shutters, radiaitor, decorative fireplace, door to dining room.

DINING ROOM:
10'06" x 9'00" (3.20m x 2.74m)
Double glazed french door with fitted shutters into conservatory, radiator.

CONSERVATORY:
10'03" x 9'00" (3.12m x 2.74m)
Brick base conservatory with double glazed windows and french doors onto garden, radiator, tiled flooring.

KITCHEN:
11'11" x 8'00" (3.63m x 2.44m)
Double glazed window to rear, round edge worktops with stainless sink inset, electric hob with extractor over, matching wall and base units, integrated fridge, freezer, dishwasher, double oven, wood effect flooring, door to utility.

UTILITY:
7'01" x 4'11" (2.16m x 1.50m)
Dual aspect double glazed window to rear and door to side, round edge worktop, space for washing machine and tumble dryer, radiator, storage cupboards, wall mounted boiler, wood effect flooring, door to shower room.

SHOWER ROOM:
4'06" x 4'02" (1.37m x 1.27m)
Double glazed window to side, wet room style shower room with electric shower, wall mounted basin, low level W/C, fully tiled, heated chrome towel rail.

FIRST FLOOR:

LANDING:
Landing space with doors to- bedroom one, bedroom two, bedroom three, bedroom four/study, family bathroom, loft hatch.

BEDROOM ONE:
13'02" x 10'04" (4.01m x 3.15m)
Double glazed window to front with fitted shutters, built in wardrobes, wood effect flooring.

BEDROOM TWO:
11'01" x 10'04" (3.38m x 3.15m)
Double glazed window to rear, built in wardrobes, wood effect flooring.

BEDROOM THREE:
9'10" x 6'05" (3.00m x 1.96m)
Double glazed window to front with fitted shutters, radiator, airing cupboard, wood effect flooring.

BEDROOM FOUR / STUDY:
10'02" x 4'04" (3.10m x 1.32m)
Double glazed window to rear, built in wardrobe, radiator.

FAMILY BATHROOM:
7'00" x 6'11" (2.13m x 2.11m)
Double glazed window to rear, 4 piece bathroom suite with bath, shower, low level W/C, vanity hand basin, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:
Patio to immediate rear of property with patio/seating area to rear of garden, centre laid to lawn, wooden storage shed, side access from house and door to garage.

GARAGE:
Up and over front door, door to rear from garden, power connected.

FRONTAGE & PARKING:
Small front garden laid to lawn, driveway parking for 3 vehicles.

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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.