



## Cowlin Mead

Chelmsford, CM1 4FJ

**Guide Price £325,000**



Boasting TWO DOUBLE BEDROOMS is this well presented modern semi detached home, also offering entrance hall, CLOAKROOM, spacious lounge diner, MODERN KITCHEN & BATHROOM, allocated parking, PRIVATE REAR GARDEN, also with 3 years NHBC remaining, View today!



# Cowlin Mead, Chelmsford, CM1 4FJ

## Ground Floor:-

### Entrance Hall:

Composite entrance door to front, doors to cloakroom, kitchen, lounge diner, cupboard, stairs to first floor, radiator.

### Cloakroom:

Low level W/C, pedestal hand wash basin, radiator, wood effect flooring.

### Kitchen:

9'9" x 8'2" (2.97m x 2.49m)

Double glazed window to front, range of wall and base units, rolled edge work surface with stainless steel sink inset, integrated fridge freezer, washing machine, dishwasher, low level double oven, gas hob with stainless steel splashback and extractor over, boiler to cupboard, radiator, wood effect flooring.

### Lounge Diner:

14'10" x 12'1" (4.52m x 3.68m)

Double glazed window and french doors to rear, two radiators, wood effect flooring.

## First Floor:-

### Landing:

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

### Bedroom One:

14'10" x 9'5" (4.52m x 2.87m)

Two double glazed windows to rear, radiator.

### Bedroom Two:

14'9" > 11'3" x 9'10" (4.50m > 3.43m x 3.00m)

Two double glazed windows to front, radiator.

### Family Bathroom:

6'11" x 6'5" (2.11m x 1.96m)

Panel bath with shower mixer tap and shower over, pedestal hand wash basin, low level W/C, radiator, part tiled walls, tiled flooring.

## Exterior:-

### Frontage & Parking:

Path to entrance door, mature shrubs, paved parking space for one car, with two further parking spaces to the rear.

### Rear Garden:

Paved patio to immediate rear, gated rear access, shed to rear, rest laid to lawn.



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