HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Burnell Gate

Freehold
Tax Band: E

Chelmsford, CM1 6ED

£495,995

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Boasting a NEWLY FITTED 17' KITCHEN/FAMILY ROOM, a PLAY ROOM/fourth bedroom plus DRESSING ROOM to master bedroom & d/stairs shower room is this IMMACULATELY PRESENTED 3/4 bedroom SEMI-DETACHED property. Offering a spacious 16' lounge with JULIETTE BALCONY, d/stairs cloakroom & a well-proportioned rear garden, plus driveway parking. A versatile & modern property throughout!

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:
Entrance door to front, doors to cloakroom & lounge, stairs to first floor, radiator, tiled floor.

CLOAKROOM:
Obscured double glazed sash window to front, vanity hand wash basin, low level W/C, radiator, part tiled walls, tiled floor.

LOUNGE: (16'1" x 10'9")
Double glazed french doors to Juliette balcony to front, double doors to kitchen/diner, under stairs storage, radiator.

KITCHEN/DINER & FAMILY ROOM: (17'3" x 14')
Two double glazed windows to rear, double glazed french doors to rear, double glazed glass roof, range of modern wall and base units, square edge work surfaces with stainless steel sink inset, integrated electric hob with extractor over, low level oven built in, microwave dishwasher, washing machine, space for American fridge freezer, part tiled walls, tiled floor with underfloor heating, door to play room / bedroom four.

PLAY ROOM / BEDROOM FOUR / GUEST SUITE: (12'3" x 8'2")
Offering excellent accommodation for an elderley relative or teenager requiring their own space and wash/toilet facilities... also great as a guiest suite, family room/studio, or for those working from home!
With Double glazed door to rear, entrance to en-suite, cupboard, radiator, wood effect flooring.

EN-SUITE / GROUND FLOOR SHOWER ROOM:
Double glazed window to front, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, part tiled walls, wood effect flooring.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Obscured double glazed sash window to half landing, doors to bedroom one, bedroom two, bedroom. three, family bathroom, bathroom, airing cupboard, loft hatch.

BEDROOM ONE: (14'1" x 11'5")
Entrance to walk in wardrobe, two double glazed sash window to rear, radiator.

DRESSING AREA / WALK IN WARDROBE: (9'8" Max x 8'5")
Fitted wardrobes, radiator.

BEDROOM TWO: (12'10" x 7'7)
Double glazed sash windows to front, built in wardrobe, radiator.

BEDROOM THREE: (8'2" x 7'5")
Double glazed window to front, radiator.

FAMILY BATHROOM: (6'5" x 6'3")
Obscured double glazed sash windows to front, panel bath with shower over, vanity hand wash basin, low level W/C, towel rail, part tiled walls.

EXTERIOR:
Driveway parking to side.

REAR GARDEN:
Patio to immediate rear, mainly laid to lawn, Approximately 44'.

AGENTS NOTES
If you have any further questions regarding this property, please call .

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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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.