HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Bodmin Road

Chelmsford, CM1 6LL

Guide Price £550,000

4 2 3

EXTENDED and located on a GENEROUS CORNER PLOT with a 60' REAR GARDEN, two driveways and DETACHED GARAGE is this spacious family home. Offering a PLAY ROOM / STUDY, entrance hall & cloakroom, LARGE 22' LOUNGE, conservatory, IMPRESSIVE 22' KITCHEN breakfast room, four good-sized bedrooms, and refitted family bathroom. VIEWINGS ARE A MUST!

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Ground Floor:-

Entrance Hall:
Composite entrance door to front, doors to cloakroom, dining/play room, lounge diner, kitchen breakfast room, stairs to first floor, cupboard, radiator, tiled flooring.

Cloakroom:
Obscure double glazed window to side, wall mounted hand wash basin, low level W/C, radiator, tiled flooring.

Dining/Play Room: (9'3" x 8'4")
Double glazed window to front, radiator, wood effect flooring.

Kitchen Breakfast Room: (22'8" x 13'11" > 7'6")
UPVC door to rear, two double glazed windows to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, gas hob with extractor over, space for washing machine, tumble dryer, dishwasher, American fridge freezer, tiled walls and flooring.

Lounge: (21'11" x 10'10")
Double glazed bay window to front, double glazed french doors to conservatory, feature fireplace, radiator, wood effect flooring.

Conservatory: (11'9" x 11")
UPVC Roof, double glazed french doors to rear and side, doubleglazed window to rear and side, wood effect flooring.

First Floor:-

Landing:
Double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, loft access.

Bedroom One: (11'11" x 11'6")
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two: (11'1" x 10'10")
Double glazed window to front, radiator.

Bedroom Three: (10'8" x 10'8" > 8'1")
Double glazed window to rear, radiator, wood effect flooring.

Bedroom Four: (8'1" x 7'7")
Double glazed window to rear, radiator.

Family Bathroom:
Obscure double glazed window to side, panel bath, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, towel radiator, tiled walls.

Exterior:

Front Garden:
Paved driveway to front for 3 cars, gated rear driveway and garage.

Rear Garden:
Paved patio to immediate rear, gated side saccess, rear driveway with garage, door to garage, shed to rear, mature shrubs and trees to border, rest laid to lawn, Approx '.

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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.