



## Mansfields

Chelmsford, CM1 3NH

Freehold  
Tax Band: D

**Guide Price £450,000**



Boasting an IMPRESSIVE 21' LOUNGE / DINER / FAMILY ROOM with BI-FOLD DOORS overlooking the private rear garden and a BEAUTIFUL 19' KITCHEN is this very spacious, EXTENDED & IMMACULATELY PRESENTED terraced home, located in this sought-after village location. Further offering THREE DOUBLE BEDROOMS, entrance hall & cloakroom, REFITTED FAMILY BATHROOM with four-piece suite, driveway parking and GARAGE with ELECTRIC DOOR and potential to convert, stp. Contact Hamilton Piers to view today!



# Mansfields, Chelmsford, CM1 3NH

## Ground Floor:

### Entrance Porch:

Composite entrance door to side, door to cloakroom, kitchen, wood effect flooring.

### Cloakroom:

Obscure double glazed window to front, vanity hand wash basin, low level W/C, tiled flooring.

### Kitchen:

19'2" > 13'4" x 11'3" (5.84m > 4.06m x 3.43m)

Double glazed window to front, range of wall and base units, square edge quartz work surfaces with sink inset, integrated low level oven, gas hob with extractor over, island with seating for two, space for fridge freezer, dishwasher, washing machine, door to lounge, stairs to first floor, radiator, wood effect flooring.

### Lounge / Diner / Family Room:

21'2" x 19'5" > 18'8" (6.45m x 5.92m > 5.69m)

Bi-folding doors to rear, feature fireplace, three radiators, wood effect flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom.

### Bedroom One:

13'6" x 11'1" (4.11m x 3.38m)

Double glazed window to front, two cupboards, radiator.

### Bedroom Two:

11'8" x 8' (3.56m x 2.44m)

Double glazed window to rear, radiator, cupboard.

### Bedroom Three:

11'1" x 8'5" (3.38m x 2.57m)

Double glazed window to rear, radiator.

## Family Bathroom:

10'5" x 7'11" (3.18m x 2.41m)

Obscure double glazed window to front, freestanding bath, fully tiled shower cubicle, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Frontage, Parking & Garage:

Garage with electric roller door, driveway parking to front.

### Rear Garden:

Paved patio to immediate rear, mature shrubs to border, rest laid to lawn.



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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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