HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Sharpington Close

Chelmsford, CM2 8YH

Freehold
Tax Band: D

Offers In Excess Of £500,000

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Offered for sale is this EXTENDED and WELL PRESENTED semi detached home, boasting up to FOUR DOUBLE BEDROOMS with EN-SUITE to master bedroom, an IMPRESSIVE 24' KITCHEN DINER, spacious lounge, utility/cloakroom, OFFICE/PLAY ROOM (or fourth bedroom), family bathroom, garage with electric roller door & driveway parking. Viewings are a must!

Sharpington Close, Chelmsford, CM2 8YH

Ground Floor:

Entrance Hall:
Composite entrance door to front, door to lounge, stairs to first floor, wood effect flooring.

Lounge:
13'8" x 13'1" (4.17m x 3.99m)
Double glazed window to front, feature fireplace, radiator, bi-folding doors to kitchen diner.

Kitchen Diner:
24'8" x 10'11" (7.52m x 3.33m)
Double glazed french doors and window to rear, doors to office/bedroom four, utility/cloakroom, range of wall and base units, square edge work surfaces with sink inset, integrated double oven, gas hob with extractor over, space for fridge freezer, dishwasher, radiator, part tiled walls, wood effect flooring.

Office/Bedroom Four/Play Room:
9'11" x 6'11" (3.02m x 2.11m)
Double glazed sliding doors to side, double glazed window to rear, radiator, wood effect flooring.

Utility/Cloakroom:
7'3" x 5'2" (2.21m x 1.57m)
Space for washing machine, tumble dryer, low level W/C, vanity hand wash basin, part tiled walls, wood effect flooring.

First Floor:

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

Bedroom One:
13'4" x 9'9" (4.06m x 2.97m)
Double glazed window to front, fitted wardrobes, door to en-suite, airing cupboard.

En-Suite:
6'8" x 6'4" (2.03m x 1.93m)
Obscure double glazed window to front, fully tiled walk in shower, low level W/C, pedestal hand wash basin, radiator, tiled walls and flooring.

Bedroom Two:
9'5" x 9'2" (2.87m x 2.79m)
Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:
16'5" x 6'9" (5.00m x 2.06m)
Dual aspect double glazed windows to front and rear, two radiators, wood effect flooring.

Family Bathroom:
7'5" x 6'5" (2.26m x 1.96m)
Obscure double glazed window to rear, pedestal hand wash basin, panel bath with shower over, low level W/C, towel radiator, part tiled wall, tiled flooring.

Exterior:

Frontage, Garage & Parking:
Paved driveway for two cars, garage with electric roller door.

Rear Garden:
Low maintenance paved rear garden.

Agent Notes:
Council Tax Band: D

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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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