HAMILTON PIERS
YOUR LOCAL PROPERTY SPECIALISTS

Smithers Drive

Freehold
Tax Band: E

Great Baddow, Chelmsford, CM2 7JP

Guide Price £475,000

3 2 2

Boasting an UNOVERLOOKED rear garden, TWO reception rooms plus an updated kitchen & a NEWLY FITTED BOILER is this well-proportioned three bedroom DETACHED property. Benefiting from plenty of POTENTIAL TO EXTEND (STPP), a garage with carport and parking for 2-3 vehicles plus a RECENTLY REFITTED cloakroom & shower room. Ideally tucked away in a CUL-DE-SAC position, close to all local shops/amenities & popular schools with convenient access to Chelmsford City Centre, Mainline Station and A12. Call Hamilton Piers of Chelmsford to view!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed secure main entry door, stairs to first floor, under stairs storage cupboard, additional built-in cupboard, radiator, Parquet flooring.

CLOAKROOM:
Opaque double glazed window to front aspect, low level WC, vanity wash hand basin with tiled splash back, vinyl flooring.

LOUNGE:
13'01 x 13'00 (3.99m x 3.96m)
Double glazed window to front aspect, radiator, Parquet flooring.

DINING ROOM:
13'08 x 7'04 (4.17m x 2.24m)
Double glazed window to rear aspect, built-in low level storage cupboard, radiator, carpeted flooring (with original Parquet flooring under). Door to rear garden.

KITCHEN:
9'02 x 7'11 (2.79m x 2.41m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven and microwave oven, induction hob with extractor hood over, space for fridge/freezer, dishwasher and washing machine, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Opaque double glazed window to side aspect, loft access, airing cupboard (housing recently fitted boiler), carpeted flooring.

MASTER BEDROOM:
13'02 x 13'01 (4.01m x 3.99m)
Double glazed window to front aspect, a series of built-in wardrobes, radiator, carpeted flooring. Recessed area with vanity wash hand basin.

BEDROOM TWO:
13'09 x 7'06 (4.19m x 2.29m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM THREE:
9'03 x 7'01 plus door recess (2.82m x 2.16m plus door recess)
Double glazed window to rear aspect, radiator, carpeted flooring.

SHOWER ROOM:

EXTERIOR:

REAR GARDEN:
Unoverlooked and generously sized rear garden comprising patio area to immediate property rear with remainder mainly laid to lawn, mature tree and shrubs to rear boundary, large storage shed, door to garage.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Carport with parking for 2-3 vehicles.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

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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.