



## Woodfield Way

Hatfield Peverel, Chelmsford, CM3 2RY

**Guide Price £400,000**

Freehold  
Tax Band: D



Boasting NO ONWARD CHAIN and offering an UNOVERLOOKED I-shaped rear garden, 17' DUAL ASPECT lounge plus dining room & CONSERVATORY is this two double bedroom DETACHED BUNGALOW. Benefiting from an EN-SUITE to master bedroom and additional wet room, a GARAGE with driveway parking for two vehicles and ideally set in a quiet CUL-DE-SAC within the popular village of Hatfield Peverel - Walking distance to all local shops/amenities, mainline station & bus routes.



## Woodfield Way, Hatfield Peverel, Chelmsford, CM3 2RY

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

### GROUND FLOOR ACCOMMODATION:

#### ENTRANCE HALL:

Part-glazed secure main entry door, radiator, carpeted flooring.

#### LOUNGE:

17'02 x 12'00 (5.23m x 3.66m)

Double glazed window to front aspect, central electric fireplae with surround, two radiators, carpeted flooring. Patio door to rear garden.

#### DINING ROOM:

12'07 x 9'06 (3.84m x 2.90m)

Internal borrowed-light window, radiator, carpeted flooring. Patio door to rear garden.

#### KITCHEN:

9'07 x 8'10 (2.92m x 2.69m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, cooker with electric hob and extractor, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard). vinyl flooring. Door to side aspect.

#### CONSERVATORY:

8'05 x 7'07 (2.57m x 2.31m)

UPVC construction with polycarbonate roof, double glazed windows to all aspects, wood flooring. Patio door to rear garden.

#### MASTER BEDROOM:

12'04 x 9'11 plus door recess (3.76m x 3.02m plus door recess)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

#### EN-SUITE:

Opaque double glazed window to rear aspect, enclosed

single shower unit, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, radiator.

#### BEDROOM TWO:

11'04 x 8'06 (3.45m x 2.59m)

Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

#### WET ROOM:

Opaque double glazed window to rear aspect, walk-in double shower with fitted seat, low level WC, pedestal wash hand basin, airing cupboard, heated towel rail.

#### EXTERIOR:

#### REAR GARDEN:

Unoverlooked l-shaped rear garden comprising patio surrounding the property rear with remainder mainly laid to lawn, mature shrub borders, two storage sheds, gated side access and access door to garage.

#### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for 2-3 vehicles.

#### AGENTS NOTES:

Council Tax Band: D

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



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