HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Yarwood Road

Chelmsford, CM2 6EJ

£400,000

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An ABSOLUTELY IMMACULATE semi detached home that boasts a FAMILY / PLAY ROOM, a refitted kitchen and a DINING ROOM / CONSERVATORY - within walking distance to the CITY CENTRE! Also offering a separate lounge, MODERN BATHROOM, three good-sized bedrooms, driveway parking and a GENEROUS REAR GARDEN with excellent space/potential to EXTEND, stp. View today!

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Ground Floor:-

Entrance Hall:
UPVC entrance door to front, doors to lounge and family room/play room, cupboard, stairs to first floor.

Lounge:
11'01" x 10'08" (3.38m x 3.25m)
Double glazed bay window to front, radiator, wood effect flooring.

Family Room/Play Room:
15'08" x 11'08" (4.78m x 3.56m)
Door kitchen, double glazed sliding door to conservatory, feature fireplace, wood effect flooring.

Kitchen:
11'11" x 6'11" (3.63m x 2.11m)
Double glazed window to rear, double glazed window and door to conservatory, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated oven, hob with extractor over, space for fridge freezer, dishwasher and washing machine, tiled walls.

Conservatory/Dining Room:
11'11" x 9'06" (3.63m x 2.90m)
Double glazed French doors to rear, UPVC roof, radiator and wood effect flooring.

First Floor:-

Landing:
Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom and loft hatch.

Bedroom One:
12'11" x 10'10" (3.94m x 3.30m)
Double glazed window to front, radiator and fitted wardrobes.

Bedroom Two:
12" x 7'11" (3.66m x 2.41m)
Double glazed window to rear, radiator and fitted wardrobes.

Bedroom Three:
8'08" x 6'07" (2.64m x 2.01m)
Double glazed window to rear, radiator.

Family Bathroom:
6'08" x 5'06" (2.03m x 1.68m)
Obscure double glazed window to side, low level W/C, vanity hand wash basin, panel bath with shower over, chrome towel radiator, part tiled walls, tiled flooring.

Front and Parking:
Paved driveway for two cars.

Rear Garden:
Paved patio to immediate rear, gated side access, 6ft fencing, two sheds to rear, 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.