



Molrams Lane

Chelmsford, CM2 7AH

Freehold
Tax Band:

Asking Price £600,000



Boasting an 85' REAR GARDEN with a CABIN/BAR/GAMES ROOM and very spacious and well presented accommodation is this EXTENDED semi detached family home with COUNTRYSIDE VIEWS. Offering an entrance hall & cloakroom, LARGE 24' LOUNGE, bedroom four/STUDY/SNUG, conservatory/play room, an IMPRESSIVE 21' MODERN KITCHEN / FAMILY ROOM, utility room, three good-sized bedrooms - with a DRESSING AREA & EN SUITE to the master, refitted family bathroom and driveway parking for 6 CARS! Ideally located very close to local schooling, glorious countryside walks and speedy access to the city centre. Contact Hamilton Piers to view today!



GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

UPVC entrance door into porch, door to bedroom four/study.

BEDROOM FOUR/ SNUG/ STUDY:

18'05" x 7'08" (5.61m x 2.34m)

Double glazed window to front, radiator, loft hatch, LVT flooring.

INNER HALLWAY:

Stairs to first floor, under stair storage, radiator, LVT flooring, doors to-

CLOAKROOM:

Vanity hand basin, low level w/c, tiled flooring.

LOUNGE DINER:

24'11" x 9'11" (7.59m x 3.02m)

Double glazed bay window to front, x2 radiators, built in shelves and storage, wooden part glazed doors to kitchen/family room, LVT flooring.

KITCHEN/ FAMILY ROOM:

21'00" x 15'00" >10'04" (6.40m x 4.57m 3.15m)

Double glazed bi-fold doors to rear, sky light to roof, quartz square edge worktops with stainless drainer sink inset, integrated double oven, fridge freezer, dishwasher, matching wall and base units, island/ breakfast bar with quartz square edge worktop, AEG induction hob inset with extractor over, base units x2 radiators, LVT flooring, door to conservatory/playroom.
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UTILITY ROOM:

Quartz square edge worktop with stainless drainer sink inset, matching wall and base units, part glazed door to side with access to rear garden.

CONSERVATORY/PLAYROOM:

10'08" x 7'07" (3.25m x 2.31m)

Brick base with double glazed windows to side and roof, door to side onto garden, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side, loft hatch, airing cupboard, doors to-

MASTER BEDROOM:

12'03" x 10'11" (3.73m x 3.33m)

Master bedroom with dressing area, double glazed window to rear, radiator, door to en-suite.

DRESSING AREA:

9'01" x 4'00" (2.77m x 1.22m)

Built in wardrobes, radiator, opening into master bedroom.

EN-SUITE:

10'04" x 4'04" (3.15m x 1.32m)

Double glazed window to rear, double shower, vanity hand basin, low level w/c, chrome heated towel rail, fully tiled.

BEDROOM TWO:

10'04" x 10'00" (3.15m x 3.05m)

Double glazed window to rear, built in wardrobes and storage, radiator.

BEDROOM THREE:

9'11" x 7'10" (3.02m x 2.39m)

Double glazed window to front, built in wardrobes, radiator.

FAMILY BATHROOM:

5'10" x 5'10" (1.78m x 1.78m)

Double glazed window to front, P shaped bath with rainfall shower over, vanity hand basin, low level w/c, heated towel rail, fully tiled.

EXTERIOR:

REAR GARDEN:

85' (25.91m)

85ft garden, patio seating area to immediate rear, path through to second half with mature shrubs and flower beds, wooden storage shed, second half- laid to lawn with cabin/bar to rear of garden.

CABIN/ BAR / OFFICE:

17'04" x 12'6" (5.28m x 3.81m)

Raised deck to front, double glazed windows and door to front, wooden bar, fully insulated, power connected, LVT flooring. Ideal as a games room or for those looking for office space to run a business from home.

FRONTAGE & PARKING:

Set back with countryside views, driveway parking for up to 6 cars.



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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