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Timsons Lane

Chelmsford, CM2 6AF

Freehold
Tax Band: D

Guide Price £435,000

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A FULLY REFURBISHED and deceptively spacious semi detached home (with further PLANS TO EXTEND & REMODEL into a substantial 4/5 bed home with en suite). Boasting a REFITTED KITCHEN breakfast room, large entrance hall, THREE RECEPTION ROOMS - with a STUDY/bedroom three, spacious lounge and large dining room (or additional double bedroom!), plus two very spacious DOUBLE bedrooms to the first floor (incl. the 17' MASTER BEDROOM!) - both with WALK-IN STORAGE SPACE, private driveway parking for 2/3 CARS, the attached GARAGE with POTENTIAL TO CONVERT or extend over (stpp), and a GENEROUSLY-SIZED 65' PRIVATE & MATURE REAR GARDEN. View today!

Timsons Lane, Chelmsford, CM2 6AF

PLANS TO EXTEND:

> The plans/drawings to extend gives the buyer MULTIPLE OPTIONS;
With the first option to not necessarily extend but to create three bedrooms, an en suite and family bathroom to the first floor by adding a dormer to the width of the rear of the property. This option would naturally require no groundworks, and would allow all reception rooms downstairs to remain as reception rooms or have use as additional bedrooms.

Option 2 would be ideal for those looking for more of a bungalow style set up, with the option to extend the full width to the rear of the property (ground floor), creating a substantial open-plan living space and modern kitchen with folding doors overlooking the garden, and retaining two bedrooms to the first floor and potentially two more to the ground floor.

And option 3 would be to complete both options and complete both a ground-floor and dormer extension - creating a large home with upto five bedrooms and three reception rooms, plus en suite to the first floor, additional cloakroom/wc & utility room to the ground floor.

Approximate room sizes are as follows;

Ground Floor:-

Reception Hall:
UPVC entrance door and window to front/side aspect (fitted in 2021). Newly laid grey oak effect wooden flooring,
Doors to lounge, kitchen, study/play room and family bathroom, storage/airing cupboard, stairs to first floor with newly laid carpet, radiator.

Study/Play Room or Bedroom
8' x 7'10" (2.44m x 2.39m)
Double glazed window to front, radiator, ideal as a study, play room or ground-floor single bedroom, newly laid grey oak effect wooden flooring.

Lounge:
14'1" x 12' (4.29m x 3.66m)
Double glazed window to front, door to dining room, radiator, newly fitted carpet.

Dining Room (or Additional Bedroom)
11'11" x 11'11" (3.63m x 3.63m)
Double glazed french doors to rear, radiator, newly fitted carpet, could be used as any reception room or as a ground floor bedroom if required.

Kitchen Breakfast Room:
14'3" x 10'6" (4.34m x 3.20m)
Dual aspect double glazed windows to rear/side, upvc door to rear, range of wall and base units in white gloss finish, rolled edge work surfaces with stainless steel sink inset and shower mixer tap, space for American-style fridge freezer and washing machine/dishwasher, built-in oven, hob and stainless steel extractor hood, larder/storage cupboard with window, space for dining/breakfast table, radiator, newly laid grey oak effect wooden flooring.

Family Bathroom:
6'10" x 5'5" (2.08m x 1.65m)
Obscure double glazed window to side, pedestal hand wash basin, panel bath with shower over, low level W/C, chrome towel radiator, tiled walls, newly fitted vinyl flooring.

First Floor:-

Landing:
Door to bedroom one, bedroom two, storage cupboard, loft access via hatch with pull down ladder/light/fully insulated, newly fitted carpet.

Bedroom One:
17'8" > 14'9" x 11'10" (5.38m > 4.50m x 3.61m)
A very spacious double bedroom with double glazed window to front, radiator, fitted wardrobes, walk-in eaves storage cupboard, newly fitted carpet.
*Space to create an en suite or install a central family bathroom using the airing cupboard and a small part of both bedrooms, in the agent's opinion, stp.

Bedroom Two:
12' x 10'11" (3.66m x 3.33m)
Double glazed window to side, radiator, two large eaves storage cupboards, newly fitted carpet.
*Space to create an en suite or install a central family bathroom using the airing cupboard and a small part of both bedrooms, in the agent's opinion, stp.

Exterior:-

Front Garden, Garage & Parking:
Driveway parking for upto three cars, garage with up and over door, power & lighting and side entrance door (with potential to convert into additional ground floor accommodation if required, stp), unoverlooked to front aspect.

Rear Garden:
A very generously sized, private and mostly-unoverlooked rear garden measuring 65' with additional side garden/patio. with door to garage. Comprising of Indian sandstone patio/seating area, shingled patio extending to the side, mature shrubs and trees to borders, and the rest laid to lawn.
With ideal space for the new owner to extend to the rear of the property or to the immediate side/back of the garage, stpp.

Agents Notes:
Council Tax Band D, Chelmsford City Council.
Plans/drawings already created at the seller's expense will be provided to the buyer - we understand that all drawings are permittable under permitted development, apart from the addition of the front dormer window which would require a single planning application (if required, following suitof neighbouring homes).
In accordance with the Estate Agents Act 1979 we are obliged to state that the owner of this home is not a staff member of Hamilton Piers or any of it's subsidiaries but is a relation to one.
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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.