



## Condor Gate

Chelmsford, CM3 3FU

Freehold  
Tax Band: E

**Guide Price £575,000**



Boasting THREE DOUBLE BEDROOMS with an EN SUITE & BALCONY to the 15' master is this spacious and WELL PRESENTED semi detached home, ideally located in this quiet location to the edge of the popular Channels development. With an entrance hall, cloakroom, SPACIOUS 19' LOUNGE, modern 15' kitchen diner, modern family bathroom, DOUBLE-LENGTH CARPORT, driveway parking for 4-5 vehicles and private garden with Pergola and seating area. Within easy access to local shops, schooling and the city centre. Contact Hamilton Piers to view!





## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure composite entrance door into porch, double glazed window to side, storage cupboard housing fusebox, radiator, wood effect flooring, door to lounge.

### LOUNGE:

19'07" x 15'03" > 11'11" (5.97m x 4.65m > 3.63m)

Dual aspect double glazed windows to front and to side with fitted blinds, radiator, wood effect flooring, double doors into hallway leading to kitchen.

### HALLWAY:

Stairs to first floor, door to cloakroom.

### CLOAKROOM:

5'09" x 4'11" (1.75m x 1.50m)

Vanity hand wash basin, low level W/C, extractor fan, tiled flooring, radiator.

### KITCHEN DINER:

15'01" x 13'10" (4.60m x 4.22m)

Dual aspect double glazed french doors and window to rear garden, part glazed door to side to car port & x3 sky light windows, square edge work tops with stainless drainer sink inset, gas hob with extractor over, matching wall and base units with boiler housed, integrated double oven, washing machine, dishwasher and fridge freezer, tiled flooring, radiator.

## FIRST FLOOR:

### LANDING:

Airing cupboard, loft hatch with doors to-

### MASTER BEDROOM:

15'06" x 10'04" (4.72m x 3.15m)

Double glazed French doors onto balcony, built in wardrobe, radiator, door to en-suite.

### EN-SUITE:

10'04" x 5'01" (3.15m x 1.55m)

Double glazed window to rear, walk in shower, vanity hand basin, low level W/C, radiator, tiled flooring.

### BEDROOM TWO:

15'04" x 9'08" (4.67m x 2.95m)

Double glazed window to front with fitted blinds, radiator.

### BEDROOM THREE:

15'03" x 11'03" (4.65m x 3.43m)

Double glazed window to rear, storage cupboard, radiator.

### FAMILY BATHROOM:

7'06" x 6'03" (2.29m x 1.91m)

Double glazed window to side, P- shaped bath with shower over, vanity hand basin, low level W/C, radiator, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

Patio to immediate rear of property, Pergola and seating area to the left with storage, rest laid to lawn, small pond to rear, side gate into car port.

### DOUBLE-LENGTH CARPORT:

30' (9.14m)

Secure iron gates to front, block paved, EV charging point, side door into kitchen diner, side gate into garden, wooden storage.

### FRONTAGE & PARKING:

Set back with driveway parking 3/4 vehicles.



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