HAMILTON PIERS

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Palmers Croft

Chelmsford, CM2 6SR

Guide Price £535,000

4 3 2 E

Being sold with a COMPLETE ONWARD CHAIN and boasting FOUR GOOD-SIZED BEDROOMS is this well presented detached family home located on a CORNER PLOT in this desirable turning. Offering entrance porch, hall & cloakroom, SPACIOUS LOUNGE & DINING ROOM, modern fitted kitchen, MODERN EN SUITE & BATHROOM, parking for 3 cars, a LARGE GARAGE, and a 40' REAR GARDEN. Viewings are a must!

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

GROUND FLOOR:-

ENTRANCE PORCH:
Entrance door to porch, double glazed window to side, door to cloakroom & door to entrance hall, radiator, tiled flooring.

CLOAKROOM: (6'4" x 4'8")
Obscure window to front, low level WC, pedestal hand wash basin, radiator, large storage cupboard, tiled flooring.

ENTRANCE HALL:
Stairs to first floor, door to lounge, open plan to dining area, dual aspect double glazed windows, radiator, door to kitchen.

DINING ROOM: (13'6" max x 9'4")
Double glazed window to front, sliding door to kitchen, radiator, storage space under stairs.

LOUNGE: (17'11" x 10'6")
Double glazed window to front, sliding patio doors to rear, feature gas fireplace, two radiators.

KITCHEN: (13'5" x 8')
Double glazed window & door to rear garden, range of modern wall and base units, rolled top work surfaces with sink inset, integrated dishwasher, washing machine, fridge freezer, microwave, low level single oven with stainless steel gas hob and extractor over, stainless steel splashbacks, breakfast bar area, boiler enclosed to wall, radiator, part tiled walls, tiled flooring.

FIRST FLOOR ACCOMMODATION:-

LANDING:
Doors to all bedrooms, family bathroom, airing cupboard housing immersion tank, loft hatch with ladder (part boarded), large over stairs storage cupboard.

MASTER BEDROOM: (11'7" x 10'1" max)
Double glazed window to front, radiator, wood effect flooring, door to en suite.

EN SUITE:
Obscure double glazed window to rear, fully tiled shower cubicle, low level WC, pedestal hand wash basin, towel radiator, part tiled walls.

BEDROOM TWO: (10'11" x 9'3")
Two double glazed windows to front, radiator, wood effect flooring.

BEDROOM THREE: (9'3" x 9' max)
Double glazed window to rear, built in storage cupboard, radiator, wood effect flooring.

BEDROOM FOUR: (8'4" x 7'7")
Double glazed window to front, radiator, wood effect flooring.

FAMILY BATHROOM:
Obscure double glazed window to rear, P shaped panel bath with shower over, vanity hand wash basin, towel radiator, fully tiled walls and floor.

EXTERIOR:

REAR GARDEN:
Measuring approximately 40' the garden comprises of gated side access, patio area to immediate rear, mainly laid to lawn with mature trees and plant borders, door to garage.

FRONT GARDEN:
Mature plants and small shrubs enclosed by metal railings to one side, wraps around the front to a side shingled area and well kept plants, driveway to side with parking for 2-3 cars and access to garage.

GARAGE & PARKING:
Up and over door, power and lighting connected, off street parking for three cars.

AGENTS NOTES
If you have any further questions regarding this property, please call 01245 269 777.

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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.