



Falmouth Road

Chelmsford, CM1 6JA

Guide Price £425,000



Being sold with NO ONWARD CHAIN is this EXTENDED semi detached home boasting a SPACIOUS 23' LOUNGE DINER that further offers an entrance hall, shower room, 19' KITCHEN breakfast room, integral garage with POTENTIAL TO CONVERT*, FOUR SUPERB-SIZED BEDROOMS, family bathroom & shower room, PARKING FOR 3+ CARS, and private rear garden.



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Ground Floor:-

Shower Room/WC:

Obscure double glazed window to front, fully tiled shower cubicle, low level W/C, wall mounted hand wash basin, part tiled walls, tiled flooring.

Entrance Hall:

UPVC entrance door to front, door to shower room, kitchen, lounge diner, stairs to first floor, cupboard under, radiator, parquet flooring.

Kitchen Breakfast Room:

19'4" x 8' > 5' (5.89m x 2.44m > 1.52m)

Dual aspect double glazed windows to front and side, obscure double glazed door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, cooker, breakfast bar, cupboard, radiator, part tiled walls.

Lounge Diner:

23' x 11'2" (7.01m x 3.40m)

Two double glazed windows to rear, double glazed door to side, gas fireplace with back boiler, two radiators, parquet flooring.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, seperate W/C, loft access.

Bedroom One:

11'11" x 11'1" (3.63m x 3.38m)

Double glazed window to rear, cupboard, radiator.

Bedroom Two:

11'2" x 11' (3.40m x 3.35m)

Double glazed window to rear, cupboard, radiator.

Bedroom Three:

11'6" > 10'3" x 8'4" (3.51m > 3.12m x 2.54m)

Double glazed window to front, radiator.

Bedroom Four:

14' x 6'11" (4.27m x 2.11m)

Double glazed window to front, radiator.

Family Bathroom:

7'10" x 6'4" (2.39m x 1.93m)

Obscure double glazed window to side, panel bath, vanity hand wash basin, airing cupboard housing immersion tank, part tiled walls.

Seperate W/C:

Obscure double glazed window to side, low level W/C, radiator, part tiled walls.

Exterior:-

Frontage, Parking & Garage:

Driveway parking for multiple cars, garage with up and over door, mature shrubs to border, rest laid to lawn.

Rear Garden:

Paved patio to immediate rear, gated side access, shed to side, mature shrubs and trees to border, 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.

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