



PRESTIGE HOMES

BY HAMILTON PIERS



Magnolia Fairstead Road, Terling, Chelmsford, Essex, CM3 2BU

Prestige Homes by Hamilton Piers are pleased to bring to the market with NO ONWARD CHAIN this substantial 1.91 ACRE PLOT with four bedroom detached CHALET BUNGALOW, encapsulated within extensive grounds and offering VERSATILE living space including very generously sized reception rooms and bedrooms plus en-suite, bathroom and shower room. Benefiting from plenty of POTENTIAL TO RE-DEVELOP (STPP) and scope to adapt the existing dwelling, this property is ideally set within a sought after SEMI-RURAL village location, close to local amenities and just 2.4 miles to Hatfield Peverel Station (mainline to London Liverpool St), with convenient access to A12/Chelmsford City Centre.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Double glazed windows to front and side aspects, radiator, carpeted flooring. Door to inner hall.

INNER HALL:

Stairs to first floor, under stairs storage cupboard, radiator, carpeted flooring and smooth ceiling.

LOUNGE:

15'10 x 14'3 (4.83m x 4.34m)

Double glazed bay window to front aspect and double glazed window to side aspect, central feature fireplace, radiator, carpeted flooring and smooth ceiling. French doors to gardens.

DINING ROOM / BEDROOM FOUR:

12'10 x 11'2 (3.91m x 3.40m)

Double glazed window to rear aspect, large walk-in wardrobe/storage cupboard, radiator, carpeted flooring and smooth ceiling.

KITCHEN / BREAKFAST ROOM:

14'2 x 12'8 (4.32m x 3.86m)

Double glazed window to side aspect, a series of

matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, electric hob with extractor over, integrated dishwasher, space for fridge and freezer, radiator, tiled flooring and smooth ceiling.

UTILITY ROOM:

11'4 x 6'5 (3.45m x 1.96m)

Double glazed windows to side and rear aspects, built-in storage cupboard and large walk-in boiler cupboard, fitted base units with roll top work surface incorporating a Butler sink and central mixer tap, space for washing machine and tumble dryer, radiator, tiled flooring and smooth ceiling. Door to gardens.

MASTER BEDROOM:

17'5 x 14'4 (5.31m x 4.37m)

Double glazed window to front aspect, built-in and fitted wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed shower unit, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring and smooth ceiling.

FAMILY BATHROOM:

Double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, tiled flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, built-in double storage cupboard, radiator, carpeted flooring and smooth ceiling.

BEDROOM TWO:

21'9 x 14'6 (6.63m x 4.42m)

Double glazed window to rear aspect, eaves storage cupboard, radiator, carpeted flooring and smooth vaulted ceiling.

BEDROOM THREE:

21'9 x 13'11 (6.63m x 4.24m)

Double glazed window to front aspect, built-in wardrobes, eaves storage cupboard, radiator, carpeted flooring and smooth vaulted ceiling.

SHOWER ROOM:

Opaque double glazed window to side aspect, enclosed shower unit, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, radiator, vinyl flooring and smooth ceiling.



EXTERIOR:**REAR GARDEN & GROUNDS:**

A private plot totalling 1.91 acres, inclusive of enclosed gardens with fenced boundaries and mainly comprising woodland.

GARAGE, DRIVEWAY & PARKING:

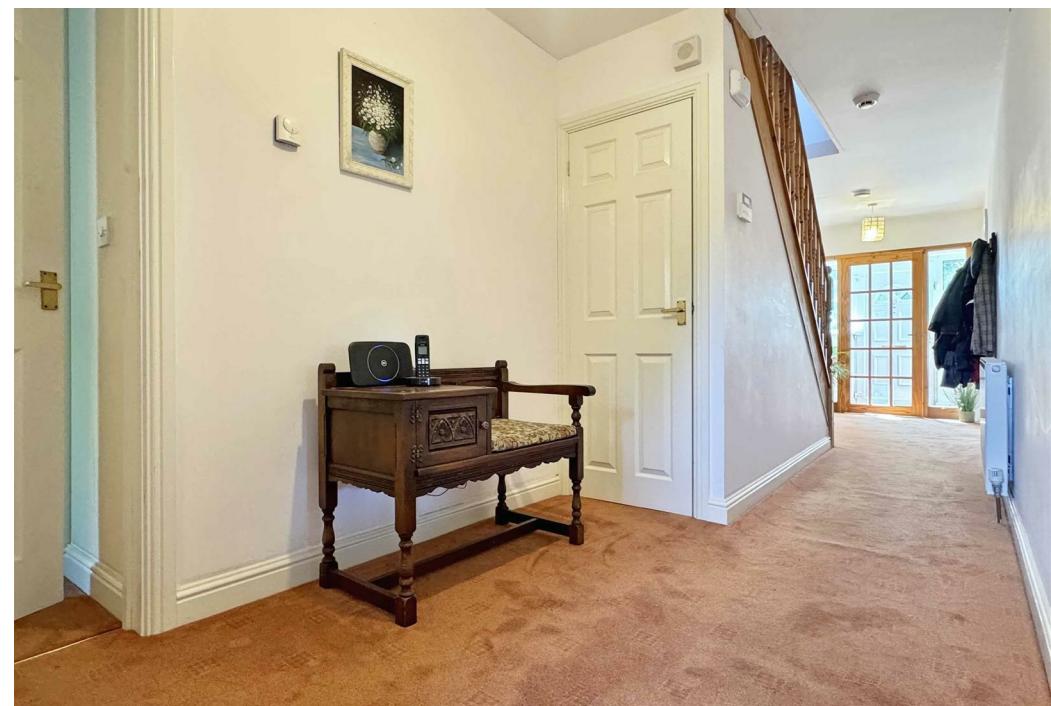
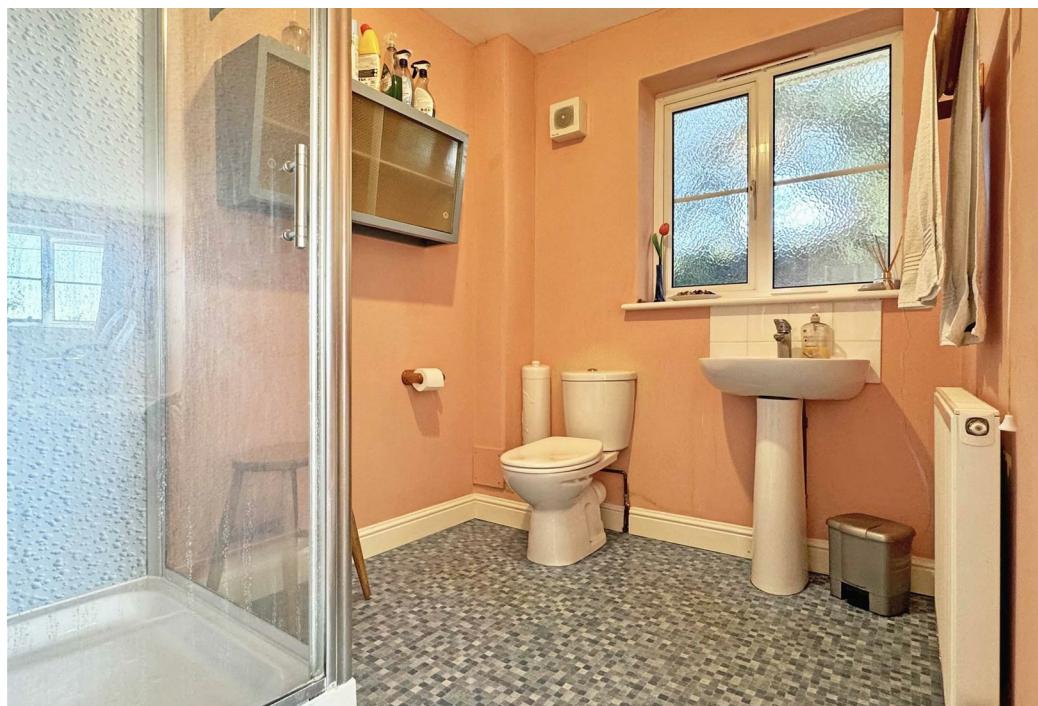
Detached garage fitted with up and over door. Driveway parking for multiple vehicles.

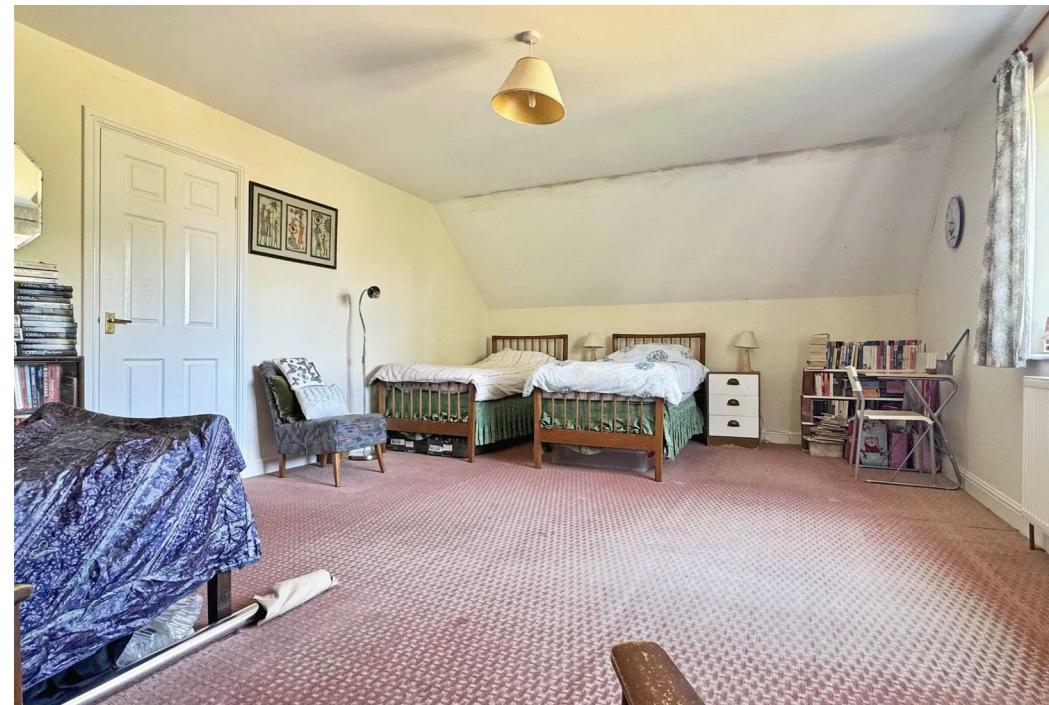
AGENTS NOTES:

Council Tax Band: G

For further information regarding this property, please contact Prestige Homes by Hamilton Piers.



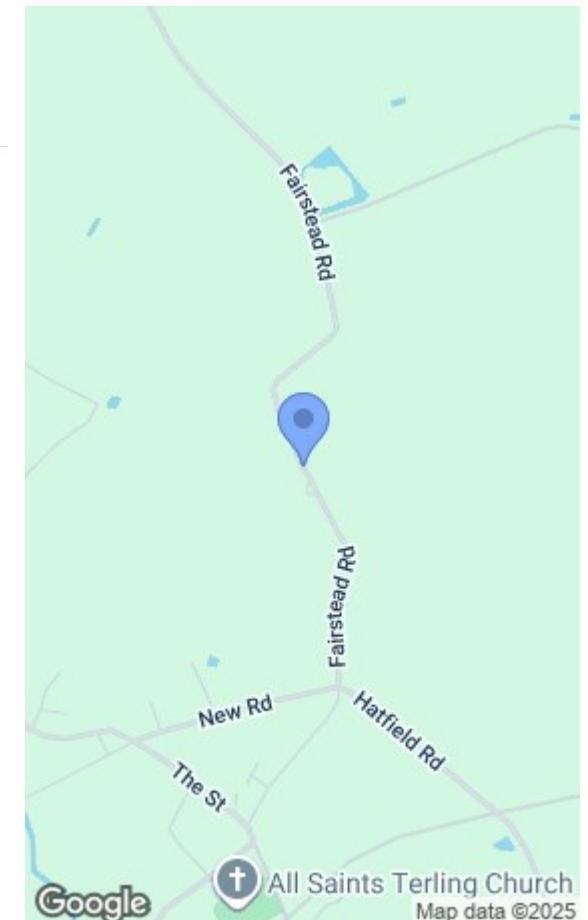






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This prestige home is Freehold.

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