



Keith  
Ashton

Meadow Rise, Blackmore  
Ingatestone



## 27 MEADOW RISE

Blackmore Ingatestone, CM4 0QY

\*\* ONLINE VIEWING - AVAILABLE ON REQUEST \*\* Situated in a pleasant cul-de-sac in the heart of Blackmore Village is this four bedroom semi-detached house which has been extended to the side and the rear, and also incorporates a very useful home office in the garden which has its own shower room. The property has good off street parking for at least three vehicles, full double-glazing and gas central heating via radiators, along with a feature log burning stove in the extended lounge.

- FOUR BEDROOMS
- EXTERNAL HOME OFFICE
- SPACIOUS FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- EXTENDED LOUNGE
- PARKING FOR THREE VEHICLES
- EXTENDED KITCHEN / FAMILY ROOM
- LARGE L-SHAPED GARDEN

Guide Price £615,000

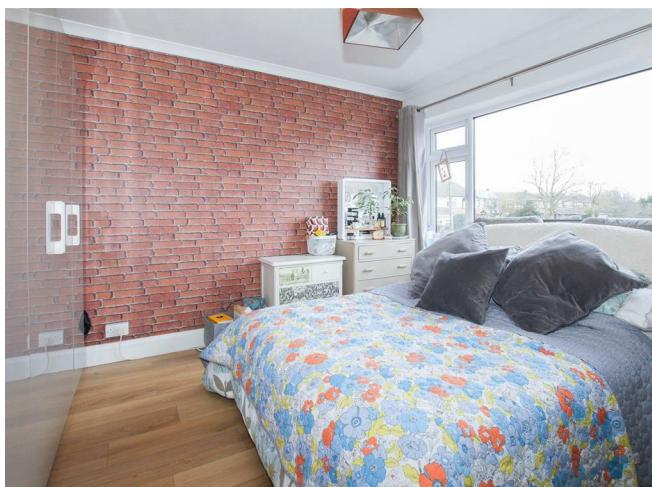


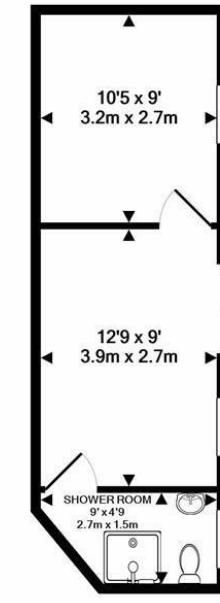
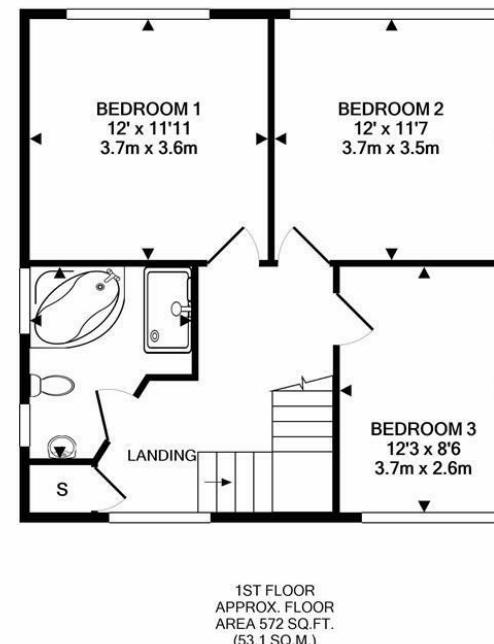
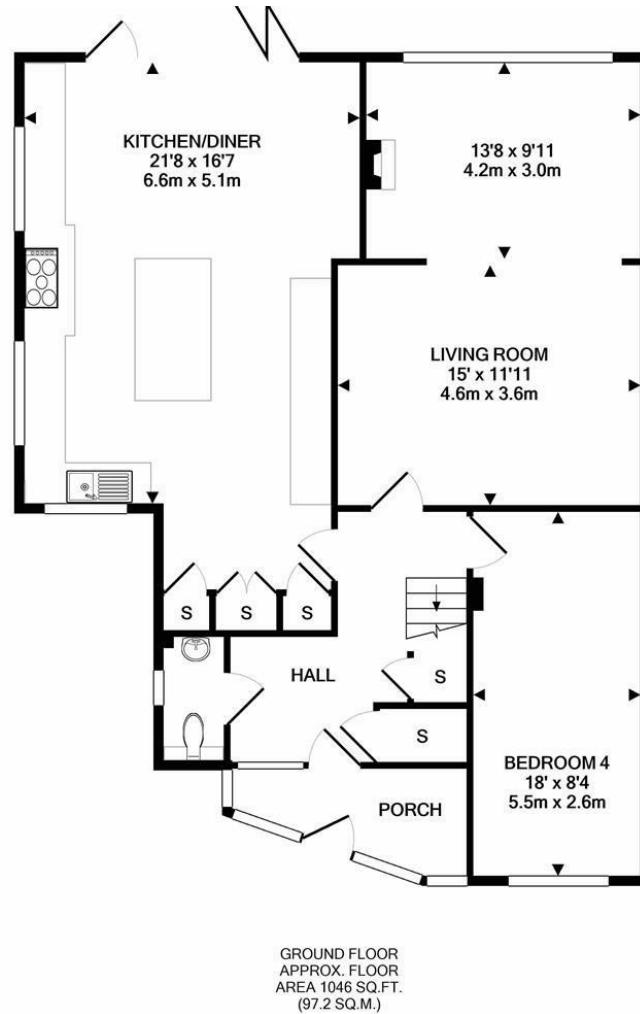
## Description

Situated on a corner plot this semi-detached house has taken full advantage of the width of plot by extending to the side. As you enter through the front door into the entrance porch there is large storage area and a further door leading into the entrance hall. The hallway has stairs leading to the first floor with useful storage cupboard under. There is a ground floor cloakroom with two piece white suite. To the end of the hall is the extended lounge which has a log burning stove and a wide picture window overlooking the garden. Adjacent to the lounge is an extended kitchen / breakfast room which has been fitted in a fantastic range of modern, contemporary wall and base units. Built-in appliances to include twin dishwashers, fridge. freezer, twin ovens and hob with extractor above. There is an island unit which has a granite work surface over. To the rear of the kitchen is a set of bi-fold doors which open up onto the rear garden, making this a wonderful space in the summer months.

To the first floor you will find a spacious landing with a large family bathroom which has both a bath and separate shower cubicle. There is also a storage cupboard on the landing and access to the loft area. Viewers should note that several houses in the area have had loft conversions, so this is something that could be considered here (stpp) There are three double bedrooms on this floor, two of which have views across the rear garden.

Externally the property has a wrap around garden which is L-Shaped and has a pergola in one corner. A six seat hot tub, which will remain at the property. There is also a useful outdoor home office, which comprises of two rooms and an en-suite wet room with shower, w.c. and wash hand basin. This room has been properly insulated and has an air conditioning unit which also doubles up as a heater during the winter. A side pedestrian gate leads into the garden and a large patio area ensures there is a good area to sit and enjoy the outside space. The front garden is predominantly laid to block paving with parking for up to three vehicles.

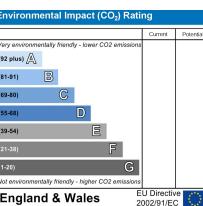
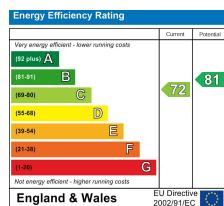




**TOTAL APPROX. FLOOR AREA 1863 SQ.FT. (173.1 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinsex.co.uk](http://www.epcsinsex.co.uk)

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#### SERVICES:

Local Authority: Ingatestone  
Council tax band:  
Post code: CM4 0QY

#### VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

#### OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

**MORTGAGE INFORMATION:** We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)

