



PERIOD
HOMES



Bell Street
Great Baddow, Chelmsford Essex CM2 7JS
£399,950

Bell Street, Great Baddow, Chelmsford, Essex CM2 7JS

18th Century Grade II Listed former Merchants House

Being offered to the market with no onward chain and for the first time in over 35 years is this fastidiously converted character home. Steeped in local history and offering over 1,250 sqft of versatile accommodation, with the opportunity for three bedrooms, arranged over three floors, within the heart of Great Baddow. Ideally located, close to local shops and being within a short drive of Chelmsford Town Centre and mainline railway station.

The home has been meticulously refurbished to exacting standards with high quality fittings throughout, whilst retaining the original period features. In addition to which there is parking opportunity to the side of the home.

On entering you are welcomed by a spacious reception room, hardwood flooring extends to the majority of the ground floor with this room having an impressive feature "Inglenook" fireplace. Adjacent to which there is a cloaks cupboard and ground floor cloakroom. A wonderful kitchen/dining room spans the remainder of the ground floor. Fitted with an extensive range of Dove Grey shaker style kitchen cabinetry, complemented by solid oak worksurfaces, a full range of integrated appliances together with dual fuel range cooker with extractor canopy over. In addition to which there is a separate utility room, with further storage opportunity, space and plumbing for laundry appliances. Together with a new wall mounted A+ rated central heating boiler. A door from here leads to the Courtyard area.

Stairs from the ground floor lead down to bedroom three/home office/cinema room, of excellent proportions and a window to the ground floor.

To the first floor the muted elegant Farrow and Ball décor continues with two good sized bedrooms. The principal bedroom offering a high quality beautifully tiled three piece ensuite bathroom with bedroom two, also of good size and having a three piece ensuite shower room.

To the exterior there is a Courtyard area with a raised seating area and planting plus part covered - ideal for storage.

There is also an 8m long parking space, ample for one large vehicle or two small ones

It is rare that a character home is presented to the market having been completely remodelled to such a high standard and therefore we recommend arranging a professional accompanied viewing with Tania at your earliest convenience.





RECEPTION
18'3 x 14'3 (5.56m x 4.34m)

CLOAK ROOM

KITCHEN/DINER
13'9 x 24'7 (4.19m x 7.49m)

UTILITY ROOM
10'7 x 5'9 (3.23m x 1.75m)

SEMI BASEMENT
18'1 x 8'9 (5.51m x 2.67m)

STAIRS LEADING TO

BEDROOM ONE
14'6 x 11'0 (4.42m x 3.35m)

EN-SUITE BATHROOM
6'7 x 4'9 (2.01m x 1.45m)

BEDROOM TWO
13'5 x 10'4 (4.09m x 3.15m)

EN-SUITE SHOWER
7'9 x 3'5 (2.36m x 1.04m)

250 year lease plus share of Freehold.



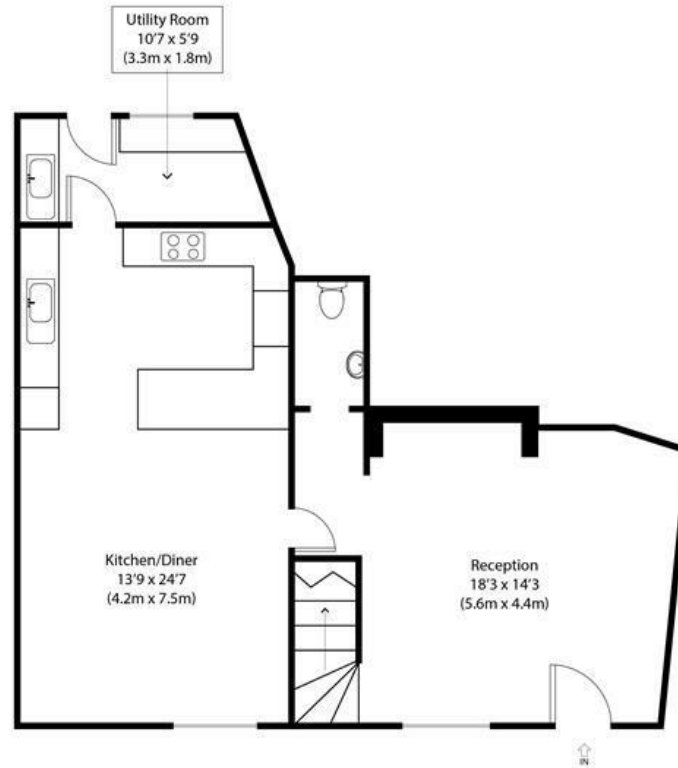


Approximate Gross Internal Area 1240 sq ft (115.25 sq m)

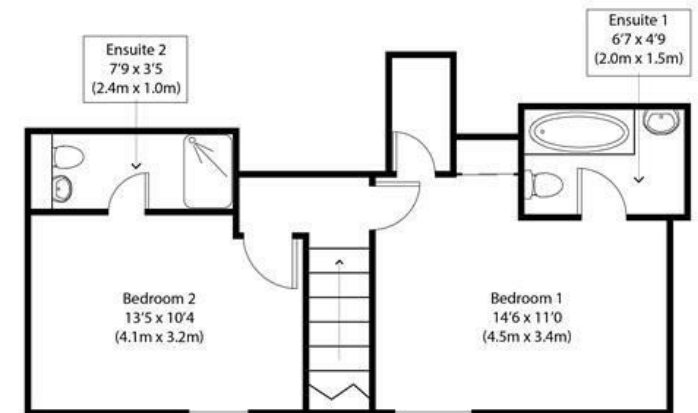
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Semi Basement



Ground Floor



First Floor



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	

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	

PLEASE CALL 01277 288000 TO ARRANGE A VIEWING
www.periodhomes.co.uk

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