



Fairfield
Ingatestone Essex CM4 9ER
£575,000

Fairfield, Ingatestone, Essex CM4 9ER

OFFERED WITH NO ONWARD CHAIN...

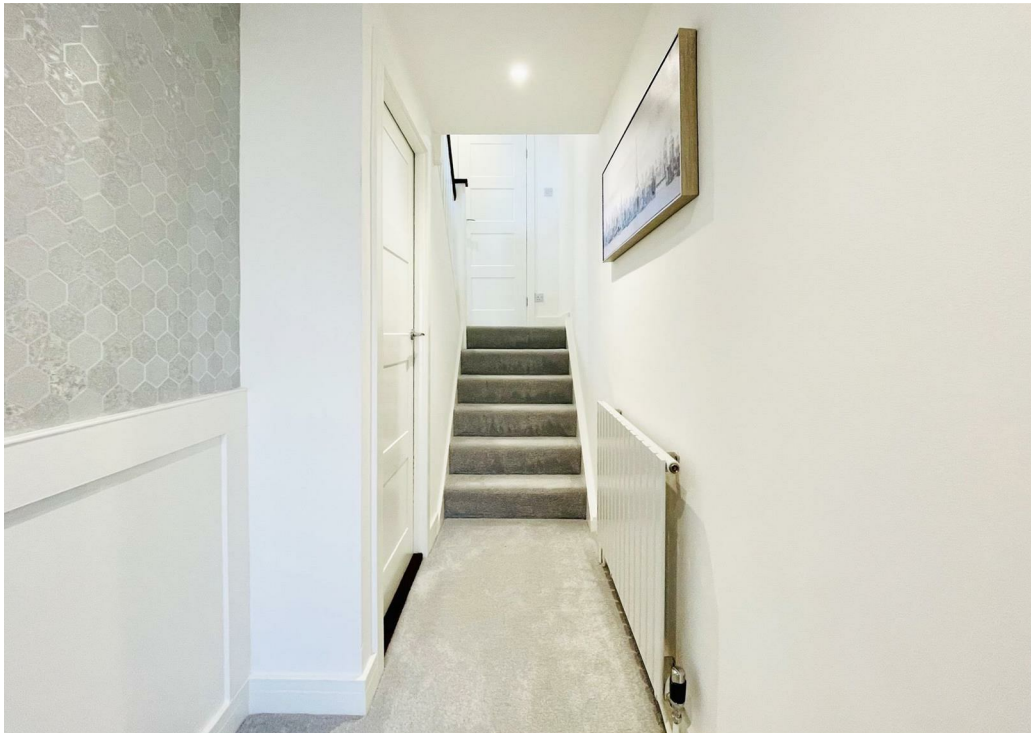
Located in a quiet cul-de sac position within a short stroll of the centre of Ingatestone village and having undergone an extensive programme of refurbishment to include a brand new boiler and central heating system, is this immaculately presented and deceptively spacious three double bedroom town house. With the added benefit of a large en-suite shower room to the principal bedroom together with a double garage with electric door, large private driveway and a neatly presented east facing rear garden.

Arranged over three floors, on entering the home you are welcomed into a good size bright and welcoming entrance hallway with a personal door into the garage. Stairs lead to the first floor and the cloakroom, fitted with a high quality two piece suite. The kitchen/breakfast room as with the entire home has been completely re-modelled and enjoys views across the garden, whilst offering an exceptional range of high quality kitchen cabinetry including a fitted double oven, gas hob and extractor canopy, integrated dishwasher, complemented by large grey metro tiling. Space for both a fridge/freezer and washing machine. Being of excellent size there is ample opportunity for dining with a convenient breakfast bar area. Directly off the kitchen is an inner lobby with door to the rear garden.

To the second floor there are three beautifully presented double bedrooms. The principal room enjoys views across the rear elevation and offers an adjacent spacious en-suite shower room. Fitted with a high quality three piece suite comprising a large walk-in shower, both feature tiling and panelling. The two further bedrooms are also of good size bathed in light from the wonderful picture windows. The third bedroom offers a fitted storage cupboard. These bedrooms are served by the three piece family bathroom, again fitted with a high quality three piece suite, contemporary tiling and having an additional shower over the bath.

The gardens have also been thoughtfully landscaped, commencing with a good size patio area, ideal for outdoor dining and entertaining. A large central lawn bordered with feature planting leads the eye to the rear where there is a convenient pedestrian access to the end of the terrace.

It is without question we recommend calling Tania to arrange a professional accompanied viewing, to appreciate the size and quality of accommodation on offer.





ENTRANCE HALL

GARAGE

17'5 x 13'5 (5.31m x 4.09m)

STAIRS LEADING TO

SITTING ROOM

17'10 x 16'8 (5.44m x 5.08m)

CLOAK ROOM

KITCHEN/BREAKFAST ROOM

13'10 x 12'10 (4.22m x 3.91m)

STAIRS LEADING TO

BEDROOM ONE

13'1 x 10'7 (3.99m x 3.23m)

EN-SUITE SHOWER

FAMILY BATHROOM

BEDROOM TWO

10'5 x 8'8 (3.18m x 2.64m)

BEDROOM THREE

8'9 x 7'4 (2.67m x 2.24m)

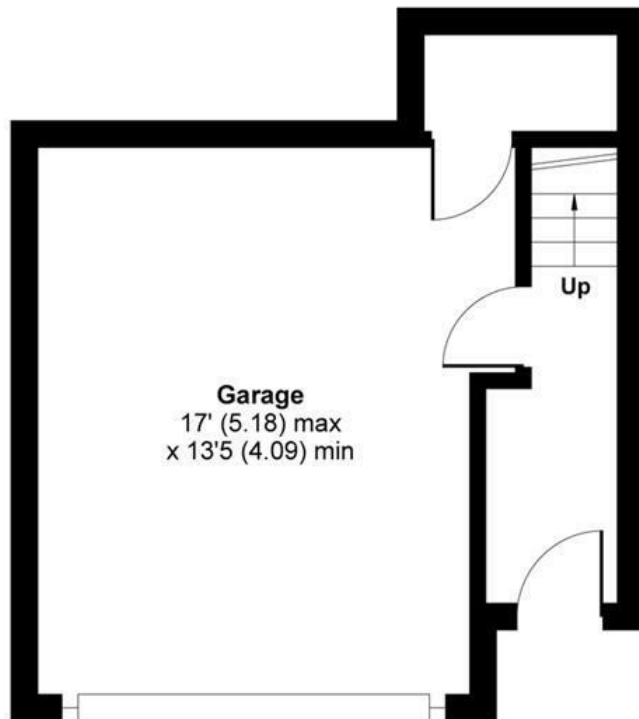




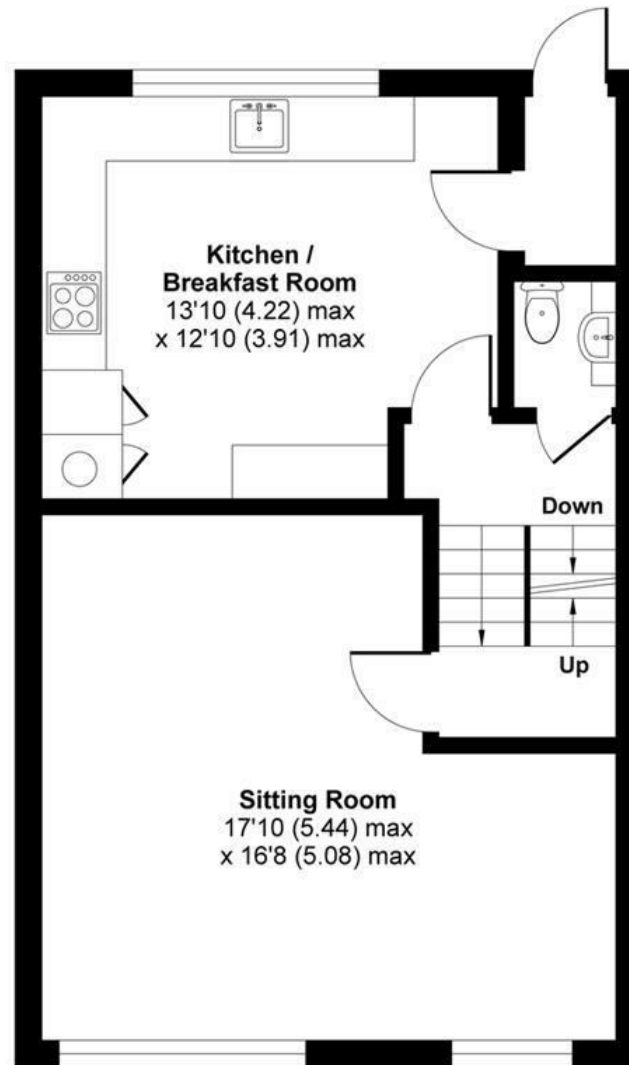
Fairfield, Ingatestone, CM4

Approximate Area = 1351 sq ft / 125.5 sq m (includes garage)

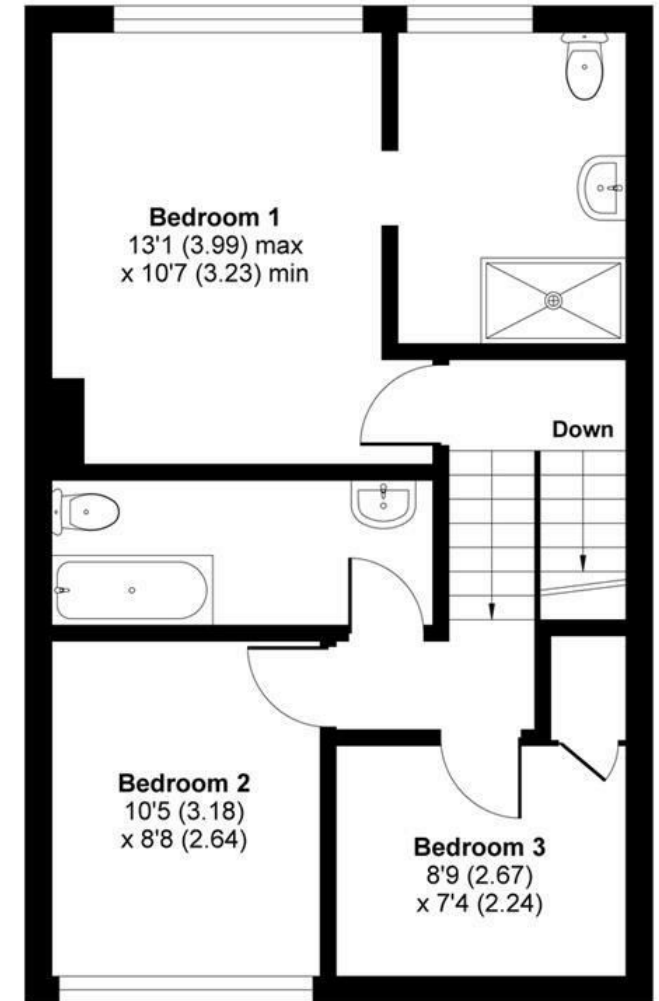
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 355005 TO ARRANGE A VIEWING

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