



Trimble Close  
Ingatestone Essex CM4 0DW  
£350,000



## Trimble Close, Ingatestone, Essex CM4 0DW

Ideally located within easy walking distance of Ingatestone village and mainline railway station is this spacious two-bedroom home offering enormous potential both internally and externally. Located in a no through road, the home is approached via the front garden which has mature shrubbery, giving a side access into the hallway. The hall provides access to the three-piece family bathroom and the cosy sitting room which benefits from an exposed brick fireplace, with a log burner. The kitchen/diner is accessed from the sitting room and has been recently renovated to a good standard, offering a range of wall and base units with access to an open plan utility. From the kitchen is a separate study/playroom with views across the front of the property.

To the first floor there are two good sized bedrooms, benefiting from space to add additional storage.

To the exterior there is a large unoverlooked garden which also offers a recent addition of a summer house and space for extra storage.

The home offers excellent opportunity within such a convenient location.



### ENTRANCE

### LOUNGE

15'4 x 12'0 (4.67m x 3.66m)

### STUDY

8'11 x 7'11 (2.72m x 2.41m)

### DINING ROOM

8'11 x 6'2 (2.72m x 1.88m)

### KITCHEN

10'7 x 6'6 (32.61m x 1.98m)

### BATHROOM

6'6 x 5'11 (1.98m x 1.80m)

### STAIRS LEADING TO

### BEDROOM ONE

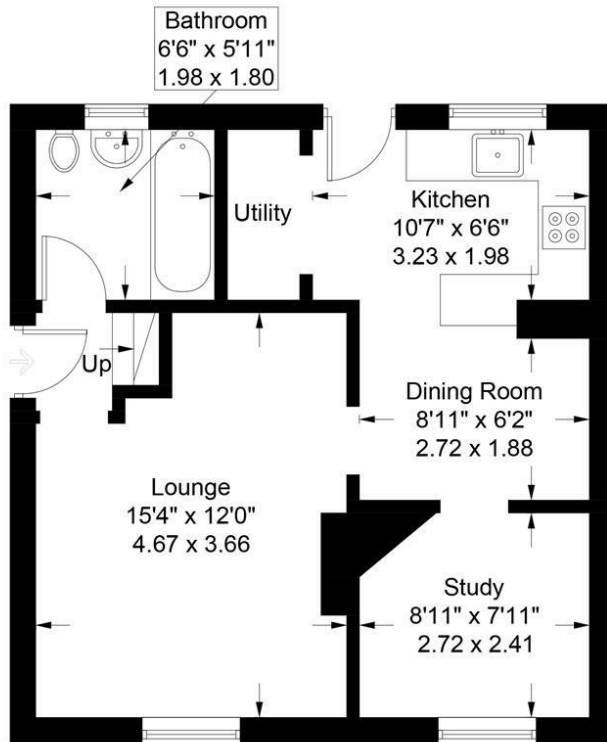
15'4 x 12'0 (4.67m x 3.66m)

### BEDROOM TWO

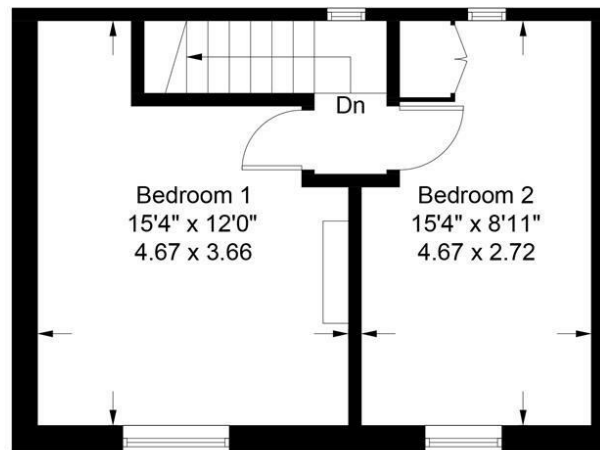
15'4 x 8'11 (4.67m x 2.72m)



Approximate Gross Internal Area = 818 sq ft / 76.0 sq m

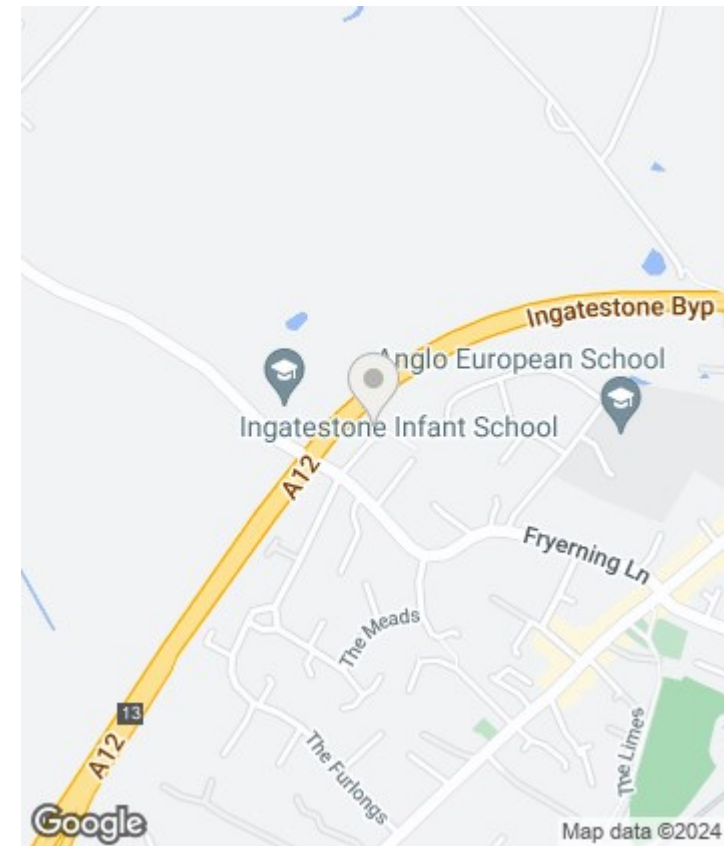


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1029359)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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