

Paul Mason Associates

Paul Mason  
for sale  
01246 82555



Dukes Lane, Chelmsford, CM2 6AD  
Offers in excess of £350,000

- Two Bedroom Semi-Detached Home
- Large Front & Rear Gardens
- Modern Fitted Kitchen
- Lounge
- Dining Room
- Utility Room Plus Ground Floor Cloakroom
- Allocated Parking On No Through Road
- Close To Parks and Chelmsford City Centre & Beaulieu Park Train Station
- Excellent Road Links To A12 & City Centre
- Internal Viewing Advised To Fully Appreciate

\*PRICE RANGE £350,000 - £365,000\* Gary Townsend at Paul Mason Associates offers this well presented semi-detached property which benefits from spacious front and rear gardens, yet being within easy access to Chelmsford City centre and the Beaulieu Park Train Station. The property has been extended to provide a wonderful vaulted kitchen overlooking the landscaped rear garden, and has two further reception areas to the ground floor, plus utility and cloakroom. The first floor offers two bedrooms and a spacious, modernised family bathroom. POTENTIAL COMPLETE CHAIN ABOVE.

The property is located in the popular, Chelmer Village area of Chelmsford and is within close proximity to the Chelmer Retail Park, Asda Superstore and Chelmsford Rugby Club. There is easy access to A12/A130 road links, as well as Chelmsford City Centre, which offers a wide range of restaurants and shopping facilities.

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

## DISTANCES

Beaulieu Park Train Station: 2.5 miles

Chelmsford City Centre: 1.5 miles

A12: 2.5 miles

Stansted Airport: 18 miles

(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, radiator, door to Dining Room, wood effect flooring and smooth ceiling.

#### Dining Room

3.53m x 3.17m (11'6" x 10'4")  
Double glazed window to the front aspect overlooking the front garden, open to Lounge, wood effect flooring and smooth ceiling.

#### Lounge

4.39m x 3.21m (14'4" x 10'6")  
Double glazed window to side, radiator, understairs storage cupboard, wood effect flooring and smooth ceiling. Opening to Utility Room and Kitchen.

#### Kitchen

3.10m x 2.64m (10'2" x 8'7")  
Double glazed window overlooking the rear garden, range of modern base and wall units with oak work surfaces incorporating a one and a half bowl sink unit with central mixer taps and tiled splashback, built-in electric oven, gas hob with extractor over, integrated dishwasher, tiled flooring and smooth vaulted ceiling with Velux window, plus door to side.

#### Utility Room

1.96m x 1.49m (6'5" x 4'10")  
Range of modern storage cupboards with oak worksurface, space for fridge/freezer and washing machine, tiled flooring and smooth vaulted ceiling. Door to Cloakroom

#### Cloakroom

Opaque double glazed window to rear, LLWC, vanity wash hand basin with tiled splashback, radiator, wall mounted boiler, tiled flooring and smooth ceiling.

### FIRST FLOOR

#### Landing

Double glazed window to side, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom One

3.51m x 3.20m plus recess (11'6" x 10'5" plus recess)  
Double glazed window to front, feature fireplace, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom Two

2.30m x 2.28m (7'6" x 7'5")  
Double glazed window to side, built-in wardrobes, radiator, carpet to floor and smooth vaulted ceiling.

#### Family Bathroom

3.18m x 1.88m (10'5" x 6'2")  
Opaque double glazed window to rear, 'P' shaped panelled bath with central mixer tap and electric shower over, LLWC, vanity wash hand basin with tiled splashback, shaver point, heated mirror unit, extractor fan, heated towel rail, tiled flooring with underfloor heating and

smooth ceiling with sunken spotlights.

### Exterior

#### Driveway & Parking

The property offers allocated parking and leads to the gated access for the front garden.

#### Front & Rear Gardens

The property is approached via a pathway leading to the front entrance door, with the remainder of the frontage laid mainly to lawn. The garden is complemented by a range of established shrubs and planting, providing a pleasant outlook and a degree of natural screening. A side pathway offers convenient access to the rear garden, while the overall frontage presents well and offers potential for further landscaping or adaptation, subject to requirements. The property enjoys a private rear garden commencing with a paved patio area, ideally positioned for outdoor dining and entertaining. Steps lead up to a lawned garden which is well enclosed by mature hedging and timber fencing, providing a good degree of seclusion. The garden extends to a useful timber storage shed to the rear and offers excellent potential for further landscaping or personalisation. A pathway runs along the side of the property, allowing convenient access, while the overall plot provides a pleasant balance of patio and lawn—ideal for both families and keen gardeners alike.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



**Paul Mason** Associates

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