

Paul Mason Associates



Stansted Close, Chelmsford, CM1 2TW

Guide price £335,000



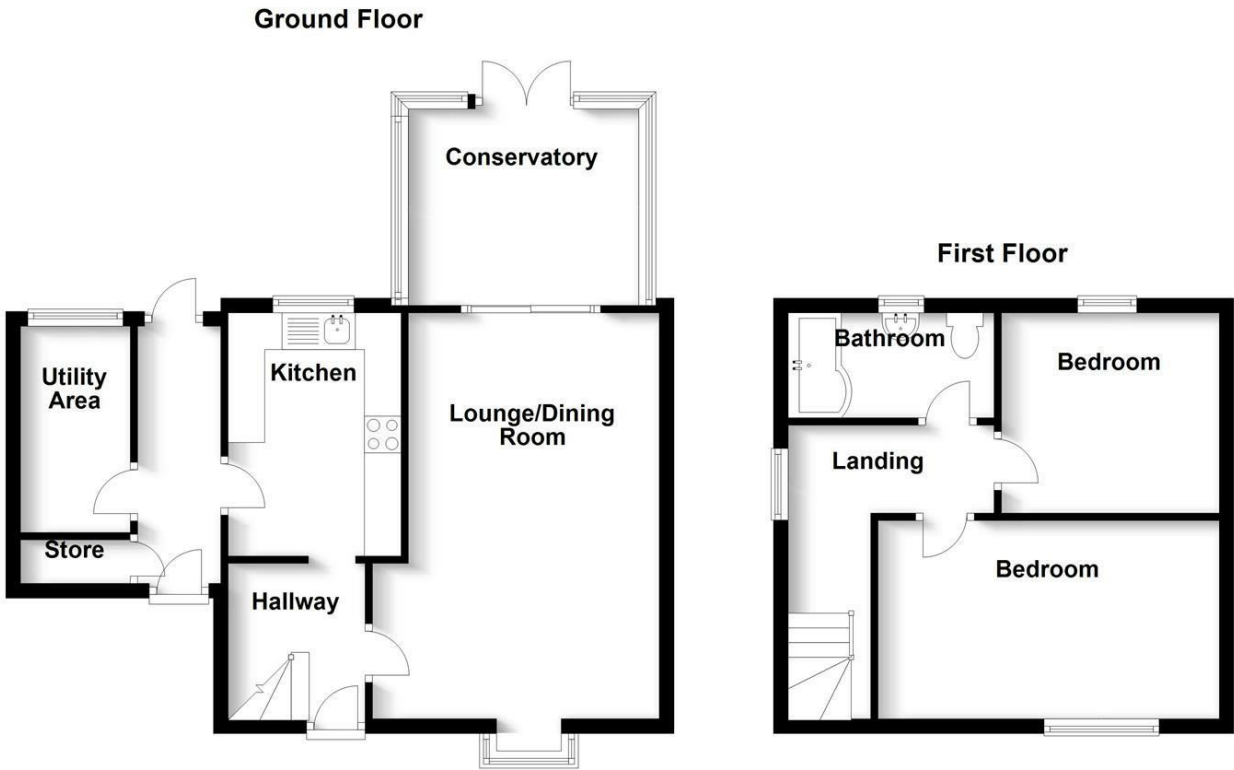
- Two Double Bedroomed Semi-Detached Home
- Fully Modernised To A High Standard Throughout
- Newly Fitted Kitchen With Oak Flooring
- Spacious Lounge / Dining Room With Bay Window To Front
- Conservatory With French Doors To The Rear Garden
- Fully Tiled Modern Fitted Bathroom
- Additional Side Lobby Plus Utility And Storage Cupboard
- Landscaped Rear Garden With Large Patio & Low Maintenance Lawn
- Off Road Parking For Numerous Vehicles
- Internal Inspection Highly Advised To Fully Appreciate Quality On Offer

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 <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			

Gary Townsend of Paul Mason Associates offers this immaculate, two double bedroom semi-detached home with landscaped gardens and plentiful parking. A particular feature is the conservatory that opens to a large patio, plus a newly fitted modern kitchen with access to an adjacent lobby plus utility. There is also a spacious lounge which benefits from a bay window to the front aspect. The first floor offers two generous double bedrooms, serviced by a fully modernised bathroom suite.

The Westlands area is favourably positioned to the West of Chelmsford and provides easy access to the City Centre which offers a wide selection of leisure and sporting facilities, plus shopping and prestigious schools. In the opposite direction you are soon into the delightful village of Writtle with its close proximity to Hylands Country Park plus a selection of pubs and restaurants.



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Plan produced using PlanUp.

## Distances

Chelmsford Train Station: 1.8 miles  
Ingatestone Train Station: 6.1 miles  
King Edwards Grammar School: 1.5 miles  
Chelmsford County High School: 1.7 miles  
A12 (linking M25): 3.3 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor with storage under, heated towel rail, Karndean flooring and smooth coved ceiling with sunken spotlights.

#### Lounge / Dining Room

5.56m x 3.85m (max) (18'2" x 12'7" (max))  
Double glazed bay window to front with storage under window seat, BT & TV points, radiator, carpet to floor and smooth coved ceiling. Patio doors to Conservatory.

#### Conservatory

2.89m x 2.39m (9'5" x 7'10")  
Double glazed windows to all sides, tiled flooring and French doors opening to the rear patio and garden.

#### Kitchen

3.41m x 2.23m (11'2" x 7'3")  
Newly fitted kitchen with double glazed window to the rear aspect, range of modern high gloss base

and wall units with cement effect work surface incorporating a sink/drainage unit with central mixer tap. There is an electric induction hob with extractor hood over, plus integrated fridge and dishwasher. There is solid oak flooring, smooth ceiling with sunken spotlights and glazed door to the side lobby.

#### Side Lobby

3.47m x 1.15m (11'4" x 3'9")  
A useful space with doors to both front and rear and provides access to the utility room plus additional storage cupboard. Karndean flooring and glazed roof providing plenty of light.

#### Utility

2.83m x 1.53m (9'3" x 5'0")  
Double glazed window to rear, granite effect work surface, space for washing machine, tumble dryer and chest freezer, shelving, and carpet to floor.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

4.86m x 2.72m (15'11" x 8'11")  
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling with sunken spotlights.

#### Bedroom Two

3.12m x 2.77m (10'2" x 9'1")  
Double glazed window to rear, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

#### Bathroom

Newly fitted, opaque double glazed window to rear, fully ceramic tiled, 'P' shaped bath with central mixer taps and waterfall shower overhead, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Rear Garden

The rear garden has been fully landscaped and offers a wonderful space for entertaining and a growing family. It commences with a large flagstone patio area which offers great flexibility and currently holds a seating and barbecue area. From here, you step onto a low maintenance artificial lawn which offers all year round usage. This continues to the rear of the garden where a useful storage shed / workshop can be found and benefits from having power and lighting fitted. There is also an outside tap and lighting, plus access to the side lobby.

#### Driveway & Parking

The property benefits from having

a spacious driveway offering parking for numerous vehicles, and is set behind a dwarf wall with an array of flowers and shrub to its borders.

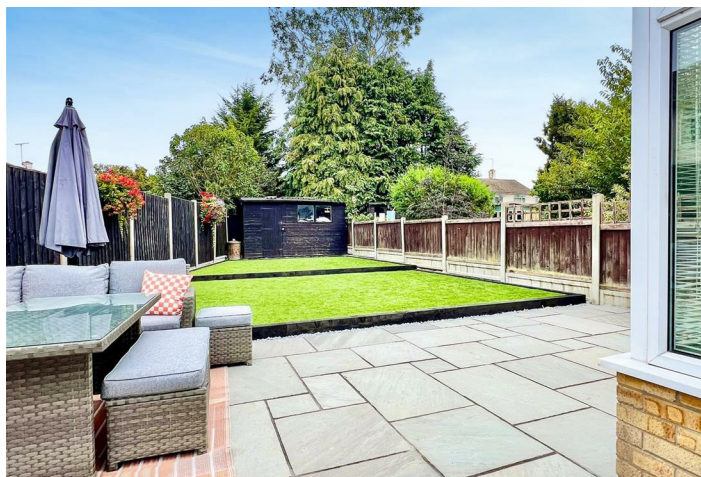
#### Viewings

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

#### 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.





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