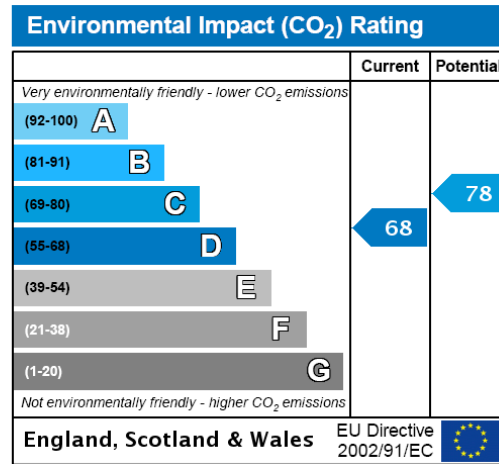
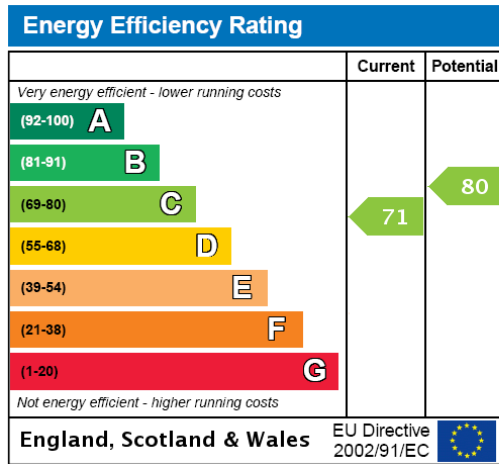




A VERY, VERY DECEPTIVE detached family home that has been EXTENDED to offer very spacious and versatile accommodation; with 4/5 BEDROOMS, large lounge & dining room, STUDY/family room, BRAND NEW KITCHEN & utility room, FAMILY ROOM with ANNEX POTENTIAL, music room, plus MODERN BATHROOM & EN SUITE.





Hamilton Piers offer for sale this EXTREMELY DECEPTIVE detached family home that has been largely EXTENDED to offer very spacious and versatile accommodation with ANNEX POTENTIAL; with 4/5 BEDROOMS, large lounge & dining room, STUDY/family room, BRAND NEW EXTENDED KITCHEN, utility room, FAMILY ROOM with vaulted ceiling, music room/office, ALL DOUBLE BEDROOMS with large master suite with modern EN SUITE, and MODERN FAMILY BATHROOM. Externally the property offers driveway parking to the side, and a recently re-lawned rear garden.

The property is IMMACULATELY PRESENTED throughout and offers such spacious and versatile accommodation (with potential for an ANNEX) that the property truly must be viewed to be appreciated!!!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

Oak entrance door to front, obscure double glazed window to side, stairs to first floor, under-stairs storage cupboard, cloaks cupboard, porcelain tiled floor with quartz skirting boards, radiator, oak doors to cloakroom, study, kitchen and lounge.

CLOAK ROOM:

Obscure double glazed window to side, modern suite with vanity wash hand basin and low-level WC, porcelain tiled floor with quartz skirting boards.

STUDY/ PLAY ROOM: (13' 7" x 7')

Double glazed window to front, porcelain tiled floor with quartz skirting boards, radiator, versatile room; could be used as ground-floor bedroom if required.

LOUNGE: (17' 10" x 10' 5")

Double glazed window to front, feature fireplace with coal effect gas fire inset, oak flooring, two radiators, opens to dining room.

DINING ROOM: (10' 7" X 8' 8")

Double glazed french doors to rear, oak flooring, radiator, door to kitchen.

KITCHEN BREAKFAST ROOM: (15' 5" X 13' 8" < 16' 11")

An impressive and recently remodernised room that has just been extended to the rear to offer quad-fold double

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glazed doors to rear, a brand new kitchen with a comprehensive range of wall and base units, quartz work surfaces with stainless steel sink inset and Neff induction hob, built-in Neff stainless-steel oven and microwave oven, integrated Neff dishwasher, breakfast bar in quartz and solid wood, space for American style fridge freezer, Worcester gas boiler housed in cupboard, tiled floor, door to hallway, dining room and utility room.

UTILITY ROOM: (8' 2" x 6' 1")

Quartz work surface with stainless steel sink inset, space and plumbing for washing machine and tumble dryer, tiled floor with under-floor heating, door to family room and music room, *could be used as kitchen to ANNEX if required.

FAMILY ROOM: (15' 3" x 8' 10")

Double glazed french doors to side, feature vaulted ceiling, tiled floor with under-floor heating, *could be used as ground-floor bedroom or ANNEX lounge/bedroom if required, STPP.

MUSIC ROOM /OFFICE: (8' 11" x 7' 6")

Double glazed window to side, sound-proofed as currently used as music room, *could be converted into a shower/bath room for ANNEX, if required, STPP.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to rear, airing cupboard, oak doors to bedrooms two to four and bathroom, stairs to second floor.

BEDROOM TWO: (16' 1" x 10' 1")

Double glazed window to front, wood-effect flooring, radiator.

BEDROOMTHREE:(13' x 9' 5")

Double glazed window to rear, radiator.

BEDROOMFOUR: (10' 8" x 8' 5")

Double glazed window to front, built-in wardrobe, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, recently refitted modern suite with fully-tiled shower cubicle, bath tub with shower attachment to taps, low-level WC, wall-mounted hand basin, tiled to walls and floor, chrome towel radiator.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to rear, eaves storage cupboard, door to master suite.

BEDROOM ONE: (15' 8" x 10' 4")

Two double glazed windows to rear, built-in sliding wardrobes to one wall offering ample hanging space and storage, eaves storage cupboard, radiator, door to en suite.

EN SUITE:

Obscure double glazed window to rear, modern suite with fully tiled shower cubicle, low-level WC, pedestal wash hand basin, tiled to walls and floor, chrome towel radiator.

EXTERIOR:

REAR GARDEN:

A recently re-turfed lawned garden, with block-paved and hard standing patio areas and tree lined border enclosed in sleeper edging, side access via gate.

FRONT GARDEN:

Driveway with off-road parking for two to three vehicles. Side access to rear garden.

AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers Chelmsford.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.