



Gatesgarth, Ladywell Lane, Chelmsford, CM2 7AE

welcome to

Gatesgarth, Ladywell Lane

Located in Great Baddow and Measuring 1.04 acres (Approx.) opportunity to purchase a three bedroom detached house with additional one bedroom Annex with kitchen, living room and bathroom.



Agents Note:

Located in Great Baddow and Measuring 1.04 acres (Approx.) opportunity to purchase a three bedroom detached house with additional one bedroom Annex with kitchen, lounge and bathroom. Viewings available upon request. William H Brown also offers a comprehensive Land and New Homes service please ask a member of the team for more information.

**Entrance Door To:
Entrance Hall**

Stairs leading up to first floor landing with doors to living room, dining room, kitchen diner, cloakroom. Door to lobby.

Living Room

25' 7" x 11' 9" (7.80m x 3.58m)
Double glazed windows to front and rear views with fireplace and surround, two radiators.

Dining Room

14' 4" x 11' 7" (4.37m x 3.53m)
Double glazed window to rear view with fireplace and surround, radiator.

Kitchen Diner

11' 3" x 12' 4" extending to 9' 3" (3.43m x 3.76m extending to 2.82m)
Kitchen diner comprising of sink and drainer set into worktop surfaces with matching eye and base level units, radiator. Integrated oven and gas hob with extractor hood over, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine. Two double glazed windows to side views. Door to:

Conservatory

14' 5" x 7' 3" (4.39m x 2.21m)
Double glazed windows to side and rear views, door to front.

Cloakroom

Low level flush w.c and wash hand basin.

Lobby

Doors to bedroom, storage/ study room, bathroom and door to Annex entrance hall. Side access door.

Bedroom

11' 5" x 10' (3.48m x 3.05m)
Double glazed window to front view, radiator.

Storage/ Study Room

9' x 6' (2.74m x 1.83m)
Double glazed window to side view, radiator.

Bathroom

Suite with fully tiled walls, low level w.c with enclosed flush system, vanity wash hand basin, bath with shower over, radiator.

**Annex Accommodation:
Entrance Hall**

Doors to lounge, kitchen, bedroom, shower room.

Lounge

16' 9" x 11' 3" (5.11m x 3.43m)
Double glazed french doors leading to:

Conservatory

11' 7" x 6' 5" (3.53m x 1.96m)
Double glazed windows overlooking garden with double glazed french doors to rear garden.

Kitchen

6' 6" x 6' (1.98m x 1.83m)
Double glazed window to side view.

Bedroom

11' 5" x 11' 3" (3.48m x 3.43m)
Double glazed window to front view with fitted wardrobes, radiator.

Shower Room

Suite with double glazed window to side view and consisting of part tiled walls, low level flush w.c, wash hand basin, shower cubicle, radiator.

First Floor Accommodation**Landing**

Double glazed window to side view with doors to bedroom one, bedroom two, bedroom three and bathroom.

Bedroom One

15' 8" x 10' 4" (4.78m x 3.15m)
Double glazed window to rear view with built in wardrobes, radiator.

Bedroom Two

11' 6" x 12' (3.51m x 3.66m)
Double glazed window to rear view with built in wardrobe, radiator.

Bedroom Three

11' 6" x 9' 4" (3.51m x 2.84m)
Double glazed windows to front and side views with built in wardrobe, radiator.

Bathroom

Suite with two double glazed windows to front view with tiled walls, low level flush w.c, bidet, wash hand basin, bath, shower cubicle, radiator.

Frontage

Off road parking for several cars. Side access to rear garden.

Rear Garden

Large landscaped rear garden with patio seating area and mature plants and trees to border. Side access to front.



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welcome to

Gatesgarth, Ladywell Lane

- Large Detached Home Currently on Site
- Access Off of Lady Well Lane
- Plot Measuring 1.04 Acres (Approx)
- Potential for Development (STPP)
- One Bedroom Annex
- Off Road Parking for Several Cars

Tenure: Freehold EPC Rating: Exempt

price on application



Please note the marker reflects the postcode not the actual property

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Property Ref:
CHE108261 - 0006

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