



14 OAKLEA AVENUE, CHELMSFORD CM2

OFFERS IN EXCESS OF £1,000,000

4 Bedrooms | 2 Bathrooms | 3 Receptions

**** NO ONWARD CHAIN **** Situated within walking distance of Chelmsford City Centre and Station, this show home finished and heavily extended family home is truly one of a kind. Rarely available in today's market, finished to a superb standard throughout, seeing is believing with this exemplary property which is available with no ongoing chain. The centrepiece of this beautiful property is without doubt the open plan Kitchen/Family room, with roof lantern and bi-folding doors to the rear garden. Offering space aplenty for the growing family, and with so much convenience on offer within short distance of this excellent location, early viewing is a must in order to avoid disappointment.



ENTRANCE HALL

Feature tiled flooring, radiator door to Garage, stairs to first floor, under stairs storage cupboard

CLOAKROOM

Tiled flooring, victorian style WC, wash hand basin with wall mounted tap

LOUNGE 12'11" x 11'11" (3.95 x 3.64)

Wood flooring, feature fireplace with built in shelving either side, double glazed bay window to front aspect, radiator, smooth ceiling with ceiling rose. TV point

OPEN PLAN LIVING AREA BROKEN DOWN AS;

LIVING AREA 12'8" x 11'10" (3.88 x 3.61)

Wood flooring, feature fireplace with working fire & feature book shelves/cupboards either side, smooth ceiling, TV point

DINING AREA 20'2" x 12'6" (6.17 x 3.82)

Wood flooring, roof lantern, bi-fold doors to garden, radiator, smooth ceiling with inset down lights

KITCHEN AREA 20'1" x 13'4" (6.13 x 4.07)

Range of shaker style oak fronted base units against feature brick wall, Quartz work surfaces, double butler sink, integrated dishwasher & fridge/freezer Large central island incorporating base units & breakfast bar, 2 x integrated ovens, induction hob with ceiling hung extractor hood over. Smooth ceiling with inset down lights

UTILITY ROOM

Wall & base units with solid wood work surfaces. Large storage cupboard housing water tank, space for Tumble Dryer

FIRST FLOOR

LANDING

Carpet flooring, double glazed obscure window to front aspect, radiator, under stairs storage cupboard, stairs rising to second floor

MASTER BEDROOM

Carpet flooring, radiator, double glazed window to front aspect, smooth ceiling with ceiling rose

MASTER ENSUITE

Tiled flooring, shower enclosure with rainfall shower & shower attachment, WC, ceramic floating sink recessed to vanity unit with mixer tap, double glazed obscure windows to rear & side, smooth ceiling with inset down lights

BEDROOM TWO 12'11" x 11'11" (3.95 x 3.65)

Carpet flooring, double glazed window to front aspect with fitted window seat, feature fireplace, radiator, smooth ceiling with ceiling rose.

BEDROM THREE 12'11" x 12'0" (3.96 x 3.67)

Carpet flooring, feature fireplace, double glazed window to rear aspect, radiator, smooth ceiling with ceiling rose

FAMILY BATHROOM

Engineered dark wood flooring, bath with rainfall shower, WC, ceramic floating sink recessed to victorian style vanity unit, radiator, smooth ceiling

SECOND FLOOR

BEDROOM FOUR 14'11" x 13'1" (4.55 x 3.99)

Carpet flooring, double glazed window to rear, velux window to rear, smooth ceiling, eaves storage

FRONT OF PROPERTY

Gravel driveway with parking for two cars, shrubbery to sides

GARAGE

Single garage with lights & power connected

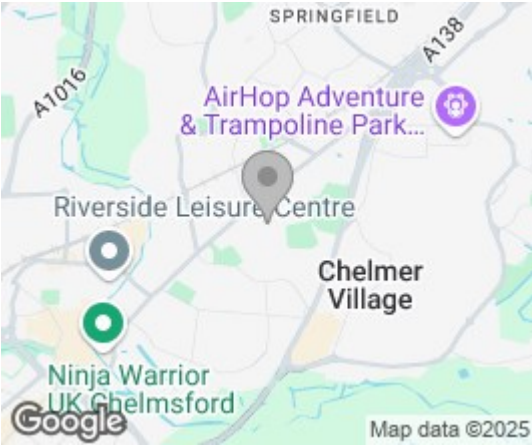
REAR OF PROPERTY

Commencing with paved patio area, remainder laid to lawn & shrubbery borders, log store, South West facing garden.

OUTBUILDING

Storage shed to one side. Workshop with wooden flooring, inset down lights& double glazed sliding doors.

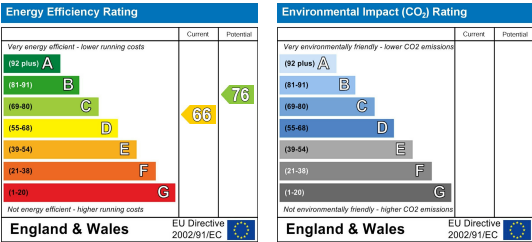
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
Braintree
Essex
CM7 1ER

