



# 8 Wolmers Hey

Great Waltham, Chelmsford, CM3 1DA

£345,000









Elwell Taylor are pleased to offer for sale this 3 bedroom terraced property on this popular development. with no chain. Situated in the center of the sought after village, Great Waltham. The property comprises an entrance hall with stairs to the first floor bedrooms and a ground floor cloakroom. To the rear there is a dining room leading to the lounge with patio doors onto a private patio and a large communal garden. To the front there is a private garden with a paved path and lawn with a garage and parking to front.

This popular village is approximately 5 miles north of Chelmsford city center. There is a local store in the village catering for daily needs as well as being within a short walk of the popular Great Waltham primary school. Furthermore there are a few superb local public houses serving home-made food. The property is within close proximity to Broomfield hospital and excellent road links to the A130 and A120 leading to Stanstead airport. The park and ride is only a short drive away offering easy access to Chelmsford City train station and links to London.



### HALLWAY: 8'9" x 5'4" (2.67 x 1.63)

Entrance hall with wooden flooring leading to cloakroom and lounge

### KITCHEN: 10'7" x 7'0" (3.23 x 2.13)

Fully fitted kitchen which is fitted with a range of base and eye level units, and incorporates a fitted oven with a four ring electric hob, extractor hood and an integrated fridge freezer. There is a serving hatch to the dining room

## CLOAKROOM: 5'03" x 5'04" (1.60 x 1.63)

Low level w.c, washbasin, lino to floor, window to front and walls half tiled

### LOUNGE: 13'09" x 10'06" (4.19 x 3.20)

Spacious living area with neutral colours to walls and flooring, double glazed window units.

Leading to the dining room.

Double glazed doors to garden.

# DINING AREA: 9'11" x 10'6" (3.02 x 3.20)

Carpet flooring, decorated in neutral colours with 1 radiator and a decorative ceiling light. Double glazed windows.

## BEDROOM 1: 13'09" x 10'06" (4.19 x 3.20)

Double sized bedroom carpeted with double glazed window looking onto the back communal garden.

## BEDROOM 2: 10'0" x 10'7" (3.05 x 3.23)

Double sized bedroom carpeted with double glazed window looking onto the back communal garden.

#### BEDROOM 3: 10'07" x 6'11" (3.23 x 2.11)

Large single bedroom carpeted with double glazed window looking onto the front of the property

## BATHROOM: 7'01" x 7'0" (2.16 x 2.13)

3 piece white suite consisting of W/C, wash basin and bath with electric shower attachment. Carpet flooring and tiled walls with 1 radiator.

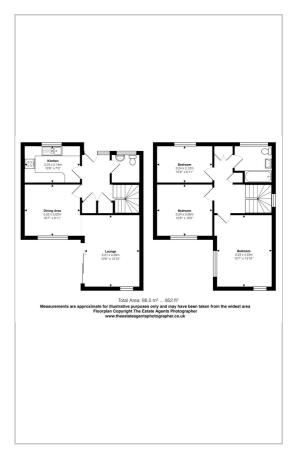
## **EXTERNAL**:

Off Road parking for 2 vehicles, access to the single garage and front garden area. There is a side gate leading to another private patio space and large communal garden.

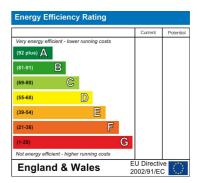
#### Area Map



#### Floor Plans



## **Energy Efficiency Graph**



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