



Hardy Close

Nr City Centre, Chelmsford, CM1 1AE

Freehold
Tax Band: E

Guide Price £570,000



Boasting a 17' DUAL ASPECT lounge with spacious first floor BALCONY, impressive 19' kitchen/diner and an UNOVERLOOKED & recently re-landscaped rear garden is this IMMACULATELY PRESENTED three DOUBLE bedroom townhouse. Benefiting from VERSATILE living space throughout, an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom with potential to convert the loft (STPP) and upgraded to a HIGH SPECIFICATION throughout. Offering a CARPORT plus further on-street permit parking and ideally located within walking distance of Chelmsford City Centre & Mainline Station. Internal viewings highly advised!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite main entry door, stairs to first floor, under stairs storage cupboard, engineered oak flooring and smooth ceiling with sunken spotlights.

CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin with tiled splash backs, radiator, engineered oak flooring and smooth ceiling with sunken spotlights.

KITCHEN / DINER:

19'04 x 14'01 (5.89m x 4.29m)

A series of matching base and wall units, edged work surfaces in solid oak incorporating one and a half bowl sink with central mixer tap, built-in oven, electric hob with extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer, breakfast bar, engineered oak flooring and smooth ceiling with sunken spotlights. Bi-folding doors across rear opening onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, stairs to second floor, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

LOUNGE:

17'1 x 14'8 (5.21m x 4.47m)

Double glazed windows to front and rear aspects, under stairs storage cupboard, radiator, engineered oak flooring and smooth ceiling with sunken spotlights. Double glazed door onto rear Juliette balcony.

BEDROOM THREE / OFFICE:

10'11 x 10'00 (3.33m x 3.05m)

Radiator, engineered oak flooring and smooth ceiling with sunken spotlights. Double doors onto rear Juliette balcony.

SECOND FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, built-in storage cupboard (housing boiler), carpeted flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

12'00 x 11'07 (3.66m x 3.53m)

Two double glazed windows to front aspect, radiator, engineered oak flooring and smooth ceiling with sunken spotlights.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, inset WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

9'11 x 9'09 plus door recess (3.02m x 2.97m plus door recess)

Two double glazed windows to front aspect, built-in wardrobes, radiator, engineered oak flooring and smooth ceiling with sunken LED spotlights.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken LED spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area across the property rear with remainder mainly laid to lawn, tree and shrub borders, storage sheds, gated access to carport.

CARPORT & DRIVEWAY PARKING:

Carport for one vehicle with further on-street parking available with a permit.

AGENTS NOTES:

The property benefits from having Solar Panels - Further information on this available upon request.

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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