



Violet Close

Chelmsford, CM1 6XG

Guide Price £490,000

Freehold
Tax Band: C



A SUBSTANTIAL family home, heavily EXTENDED to offer FIVE GOOD-SIZED BEDROOMS (with shared EN SUITE to two rooms), plus a STUDY / PLAY ROOM and an IMPRESSIVE 20' DUAL-ASPECT LOUNGE! The property further offers a large L-shaped reception hall with cloakroom/wc, a SPACIOUS 18' MODERN KITCHEN with adjoining DINING ROOM, a refitted family bathroom, a PRIVATE, WELL-SCREENED REAR GARDEN, parking to front & rear and a DETACHED GARAGE to the immediate rear of the property.



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GROUND FLOOR ACCOMMODATION:-

RECEPTION HALL:

A spacious L-shaped hallway with upvc entrance door to front, cloaks cupboard, under-stairs storage cupboard, radiator, tiled floor, stairs to first floor, glazed doors to reception rooms and kitchen.

CLOAKROOM/WC:

Low level wc, wall mounted hand basin, tiled floor.

STUDY / PLAY ROOM: (7'4" x 7')

Double glazed window to front, radiator.

LOUNGE: (20'4" x 13')

An impressive-sized dual aspect lounge with double glazed window to front, double glazed sliding patio doors to rear, three radiators, wood effect flooring, feature fireplace.

KITCHEN DINER: (18'1" x 15'8" > 7')

A spacious L-shaped open plan room comprising of:

KITCHEN AREA: (18'1" x 7' excl diner)

Double glazed window to rear, double glazed sliding patio doors to side, modern range of wall and base units, rolled edge worktops with stainless steel sink inset, space for range cooker, space for tall freezer and fridge, concealed spaces for washing machine and tumble dryer or dishwasher, tiled wall, recently installed Worcester combi boiler to wall, vertical radiator, opens to:

DINING ROOM: (9'8" x 7'4")

Double glazed sliding patio doors to rear, tiled floor, radiator.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Storage cupboard, doors to;

BEDROOM ONE: (12'1" x 8'2" plus door recess)

Double glazed window to front, built in wardrobe, radiator, wood effect flooring, door to en suite.

SHARED EN SUITE SHOWER ROOM:

Two obscure double glazed windows to side, double shower cubicle, low level wc, vanity hand basin, chrome towel radiator.

BEDROOM TWO: (12'1" x 7'9")

Double glazed window to rear, built in wardrobe, radiator, door to en suite.

BEDROOM THREE: (11' x 9' max)

Double glazed window to front, built in sliding mirror wardrobes, radiator.

BEDROOM FOUR: (8' x 7'4")

Two double glazed windows to rear, radiator.

BEDROOM FIVE: (6'8" x 6'5")

Double glazed window to front, storage cupboard/recess, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, bath with shower over and glass screen, hand basin, low level wc, chrome towel radiator.

EXTERIOR:-

GARAGE, PARKING AND FRONTAGE:

Small front garden area enclosed by low wall, parking to immediate front, detached garage located to the immediate rear of the property (with door direct to garden) with small driveway in front, ample additional on street parking.

Detached garage with up and over door, power & lighting and door to garden.

REAR GARDEN:

A well-screened and very private rear garden with brick-paved patio area, lawned area with shrub/hedge borders, decked seating area to rear, gated rear access to driveway and door to garage, storage space to side of property.

AGENTS NOTES:

Contact Hamilton Piers' Springfield office to view.

Council tax band: C

In accordance with Section 21 of the Estate Agents Act 1979 we are obliged to confirm that the seller is not an employee of Hamilton Piers or its subsidiaries but a family member of one.

In accordance with the Consumer Regulations Act we, the agent, are obliged to inform that circa thirty years ago the original property (front aspect only) had reinforced piled footings due to ground shrinkage. This was monitored thereafter and concluded with over twenty five years ago. A substantial extension was built circa twenty two years ago on piled footings. This is historic information provided only to comply with regulations and we have been advised does NOT affect the property today.

Should any further information be required please contact the agent.



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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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