



Totnes Walk

Chelmsford, CM1 6LU

£550,000

Freehold
Tax Band:



Offered for sale is this EXTENDED & RECENTLY RENOVATED semi detached home boasting a SPACIOUS 22'6 lounge, open plan to the IMMACULATE 23'10" KITCHEN DINER, with utility room & STUDY, three double bedrooms, modern shower room, PRIVATE REAR GARDEN, driveway parking for multiple cars, and situated in a quiet CUL-DE-SAC location, the property also benefits from a recent RE-WIRE and NEW WINDOWS, contact Hamilton Piers of Old Springfield to view!



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Ground Floor:

Entrance Hall:

UPVC door to front, doors to study, lounge, utility room, cupboard, radiator, wood effect flooring.

Study:

7'4" x 6'10" (2.24m x 2.08m)

Double glazed window to front, radiator.

Lounge:

22'6" x 10'11" (6.86m x 3.33m)

Double glazed window to front, feature working fireplace, radiator, open plan to kitchen diner.

Kitchen Diner:

23'10" x 18'1" > 9'11" (7.26m x 5.51m > 3.02m)

Double glazed windows and door to side, range of wall and base units, square edge work surfaces with sink inset, integrated fridge freezer, dishwasher, space for rangemaster cooker, door to inner hall, two radiators, part tiled walls, wood effect flooring.

Inner Hall:

Composite entrance door to front, doors to cloakroom, wood effect flooring.

Cloakroom:

Obscure window to front, low level W/C, wall mounted hand wash basin, radiator, tiled flooring.

Utility Room:

11'8" x 7'5" (3.56m x 2.26m)

Double glazed window and door to rear, range of base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer, wood effect flooring.

First Floor:

Landing:

Doors to bedroom one, bedroom two, bedroom three, shower room, loft access.

Bedroom One:

14'6" x 10'7" (4.42m x 3.23m)

Two double glazed windows to rear, radiator.

Bedroom Two:

11'2" x 10'11" (3.40m x 3.33m)

Double glazed window to front, radiator.

Bedroom Three:

11'5" x 7'7" (3.48m x 2.31m)

Double glazed window to front, radiator.

Shower Room:

8'4" x 7'4" (2.54m x 2.24m)

Obscure double glazed window to rear, fully tiled double shower cubicle, vanity hand wash basin, low level W/C, airing cupboard, chrome towel radiator, part tiled walls.

Exterior:

Rear Garden:

Paved patio to immediate rear and rear of garden, rest laid to lawn.

Frontage & Parking:

Car port and paved driveway parking for multiple cars, mature shrubs to border.



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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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