



## Condor Gate

Chelmsford, CM3 3FU

Freehold  
Tax Band: E

**Offers In Excess Of £600,000**



Boasting THREE DOUBLE BEDROOMS with an EN SUITE to the master is this spacious, bright, airy and WELL PRESENTED modern detached home, ideally located in this quiet location to the edge of this popular development. With an entrance hall & cloakroom, SPACIOUS LOUNGE & DINING ROOM, modern 15' kitchen and modern family bathroom, DETACHED GARAGE, driveway parking and a PRIVATE, MOSTLY-UNOVERLOOKED GARDEN with excellent space/potential to extend, stp. Within easy access to local shops, schooling and the city centre. Contact Hamilton Piers to view!





## GROUND FLOOR :-

### ENTRANCE:-

Composite entrance door opening to dining area, stairs to first floor and door to lounge.

### LOUNGE:-

16'07" x 11'07" (5.05m x 3.53m)

Double glazed dual aspect french doors at rear onto garden and window to front, wood effect flooring, radiator.

### DINING/FAMILY AREA:-

16'04" x 15'04" > 11'04" (4.98m x 4.57m 1.22m > 3.45m)

Double glazed Dual aspect windows to front and side with fitted shutters, wood effect flooring, radiator, storage cupboard, doors to kitchen and W/C.

### KITCHEN BREAKFAST ROOM:-

15'06" x 9'01" (4.57m 1.83m x 2.77m)

Double glazed triple aspect french doors to side onto garden with window to side and rear, square edge worktops with stainless drainer sink inset with mixer tap, matching wall and base units, integrated dishwasher and washing machine, gas hob with extractor over, double oven, fitted blinds, tiled floor.

### CLOAKROOM:-

6'01" x 4'10" (1.85m x 1.47m)

Double glazed opaque window to side, vanity hand wash basin, low level W/C, radiator, tiled flooring.

## FIRST FLOOR:-

### LANDING:-

Dual aspect double glazed windows to rear, doors to bedroom one, bedroom two, bedroom three, family bathroom, storage cupboard.

### BEDROOM ONE:-

16'07" x 9'07" (5.05m x 2.92m)

Double glazed dual aspect windows to front and rear with fitted shutters and blind, built in wardrobes with sliding doors, radiator, door to en suite.

### EN-SUITE

8'07" x 4'09" (2.62m x 1.45m)

Double glazed opaque window to rear with fitted shutters, fully tiled double walk in shower, vanity hand wash basin, low level W/C, extractor, tiled flooring, heated towel rail.

### BEDROOM TWO:-

13'02" x 12'01" (4.01m x 3.68m)

Double glazed dual aspect windows to front and side with fitted shutters and blinds, storage cupboard, radiator.

### BEDROOM THREE:-

10'00" x 8'06" (3.05m x 2.59m)

Double glazed window to rear with fitted blind, radiator.

### FAMILY BATHROOM:-

6'09" x 6'04" (2.06m x 1.93m)

Double glazed opaque window to side, L shaped bath with shower over fully tiled, vanity hand wash basin with tiled splashback, low level W/C, tiled flooring.

### EXTERIOR:-

#### REAR GARDEN:-

Spacious garden with artificial lawn, patio area to immediate rear of house, two decked seating areas, wooden playhouse/shed, access to garage, side access with gate.

### GARAGE:-

Tandem garage with up and over door, power connected.

### FRONTAGE & PARKING:-

Driveway parking for two cars, path to front entrance door with mature shrubs to border, lawned area to front.



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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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