



## Domsey Lane

Little Waltham, CM3 3PS

Freehold  
Tax Band:

**Guide Price £650,000**



Boasting a BEAUTIFUL, UNOVERLOOKED 1/3 ACRE PLOT is this spacious detached bungalow offering INCREDIBLE POTENTIAL - with previously granted PLANNING PERMISSION to convert into a substantial four bedroom house (19/02077/FUL). Perfectly located in this quiet, semi-rural location with speedy access to Chelmsford city centre. With TWO DOUBLE BEDROOMS, spacious lounge diner, MODERN SHOWER ROOM, kitchen breakfast room and DOUBLE GARAGE with ample driveway parking. Contact Hamilton Piers to view!





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## Ground Floor:

### Entrance Hall:

Entrance door to front, doors to lounge diner, kitchen breakfast room, bedroom one, bedroom two, shower room, airing cupboard, cupboard, loft access.

### Lounge Diner:

19'7" x 13' (5.97m x 3.96m)

Double glazed window to side, sliding doors to rear, fireplace, radiator.

### Kitchen Breakfast Room:

11'5" x 10'6" (3.48m x 3.20m)

Double glazed window to front, range of wall and base units, rolled edge work surfaces with sink inset, integrated undercounted fridge, dishwasher, low level oven, hob with extractor over, door to inner hall, radiator, part tiled walls.

### Bedroom One:

15' x 10' (4.57m x 3.05m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Two:

10'7" x 8'4" (3.23m x 2.54m)

Double glazed window to front, fitted wardrobes, radiator.

### Shower Room:

7'3" x 5'6" (2.21m x 1.68m)

Two obscure double glazed windows to front, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

### Inner Hall:

Entrance doors to front and rear, door to garage with utility area.

### Exterior:

Paved patio to immediate rear, gated side access. doors to two sheds, summer house, mature shrubs, mainly laid to lawn, approx 1/3 acre.

## Frontage & Parking:

Driveway parking for multiple cars (8+), mature shrubs, rest laid to lawn.

## Double Garage:

23'2" x 18'5" (7.06m x 5.61m)

Two up and over doors to front, two double glazed windows to rear, power and lighting, utility area with a range of wall and base units, rolled edge work surfaces with sink inset, space for fridge, freezer, washing machine, door to cloakroom, boiler.

## Cloakroom:

Low level W/C.



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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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