



## Duffries Close

Chelmsford, CM3 1DQ

**£699,995**

Freehold  
Tax Band:



A spacious and very UNIQUE semi detached home with upto FIVE DOUBLE BEDROOMS - currently laid out as a 3 bedroom main house and a \*\*\*SELF-CONTAINED TWO BEDROOM ANNEX - and a private 80' REAR GARDEN and DOUBLE GARAGE. Offering versatile accommodation which can be used as 1 or 2 residences - with TWO SPACIOUS LOUNGES, family/dining room, 22'5" KITCHEN BREAKFAST ROOM and additional kitchen diner, family bathroom, two shower rooms and ample driveway parking. Ideally located in the highly sought-after village of Great Waltham.





# Duffries Close, Chelmsford, CM3 1DQ

## MAIN HOUSE:

### Ground Floor:

#### Entrance Hall:

Composite entrance door to front, doors to dining room, lounge, kitchen breakfast room, stairs to first floor, radiator, tiled flooring.

#### Family / Dining Room:

12'2" x 9'3" (3.71m x 2.82m)

Double glazed window to front, radiator, tiled flooring.

#### Lounge:

12'10" x 11'11" (3.91m x 3.63m)

French door to rear, log burner, radiator, tiled flooring.

#### Kitchen Breakfast Room / Diner:

22'5" x 10" > 8'1" (6.83m x 3.05m > 2.46m)

Double glazed window to rear, French doors to side, range of wall and base units, rolled edge work surfaces with sink inset, integrated slimline dishwasher, space for American style fridge freezer, range master cooker with extractor over, washing machine, radiator, cupboard, part tiled walls, tiled flooring.

### First Floor:

#### Landing:

Doors to bedroom one, bedroom two, bedroom three, family bathroom, shower room, airing cupboard, cupboard, loft access, radiator.

#### Bedroom One:

12'8" x 9'10" (3.86m x 3.00m)

Double glazed window to rear, fitted wardrobes, radiator.

#### Bedroom Two:

12'2" x 10'1" (3.71m x 3.07m)

Double glazed window to rear, radiator, fitted wardrobes.

#### Bedroom Three:

11'11" x 9'4" (3.63m x 2.84m)

Double glazed window to front, radiator.

#### Family Bathroom:

7'10" x 5'5" (2.39m x 1.65m)

Obscure double glazed window to side, panel bath with shower over, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

## Shower Room:

9'5" x 3'10" (2.87m x 1.17m)

Fully tiled double shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

## ANNEX:

### Ground Floor:

#### Entrance:

UPVC entrance door to front, open to:-

#### Lounge:

16'2" x 14'9" (4.93m x 4.50m)

Double glazed window to front, double doors to kitchen, stairs to first floor, fireplace, radiator.

#### Kitchen Diner:

14'9" x 12'2" (4.50m x 3.71m)

Double glazed window and French doors to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated double oven, hob with extractor over, space for fridge freezer, washing machine, cupboard, radiator, part tiled walls, tiled flooring.

### First Floor:

#### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, shower room.

#### Bedroom One:

14'9" x 12'1" (4.50m x 3.68m)

Two double glazed windows to front, radiator.

#### Bedroom Two:

14'10" > 11'5" x 8'10" (4.52m > 3.48m x 2.69m)

Double glazed window to front, radiator.

#### Shower Room:

6'11" x 6'9" (2.11m x 2.06m)

Velux window, fully tiled shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, tiled walls.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, gated side access, mature shrubs to border, rest laid to lawn, approx 80' plus extra area.

### Frontage, Garage & Parking:

Double garage, paved driveway parking for 4+ cars, rest laid to lawn.



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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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