



Braintree Road

Little Waltham, Chelmsford, CM3 3LH

Freehold
Tax Band: G

Offers In Excess Of £1,400,000



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Prestige Homes by Hamilton Piers are delighted to offer for sale this incredibly VERSATILE and IMMACULATELY PRESENTED four bedroom detached residence, boasting a sizeable 0.9 ACRE PLOT with UNOVERLOOKED rear garden, a detached two bedroom SELF-CONTAINED ANNEX and large garage with ELECTRIC GATED DRIVEWAY for multiple vehicles. Benefiting from a vaulted master bedroom with JULIETTE BALCONY, dressing room & en-suite, a 24' DUAL ASPECT lounge, OFFICE/PLAYROOM and a stunning open kitchen/dining/family room. RECENTLY UPDATED and ideally located conveniently close Chelmsford City/Mainline Station, A12/A120 and Chelmsford's Park & Ride Facility. Internal viewings are highly recommended!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Recently refitted secure main entry door, double glazed windows to front and side aspects, radiator, Amtico flooring and smooth ceiling with automatic sensor spotlights. Entry into;

INNER HALL:

Double glazed windows to front aspect, stairs to first floor, custom fitted under stairs storage, solid oak flooring and smooth ceiling.

SHOWER ROOM:

Fully tiled double shower unit set behind glass enclosure, inset WC, vanity wash hand basin with tiled splash back, heated towel rail, Amtico flooring and smooth ceiling with automatic sensor spotlights.

OFFICE / PLAYROOM:

13'6 x 13'3 (4.11m x 4.04m)

Double glazed window to front aspect (fitted with shutters), solid oak flooring with under floor heating and smooth ceiling with sunken spotlights.

LOUNGE:

24'1 x 13'9 (7.34m x 4.19m)

Double glazed windows to front and side aspects (fitted with shutters), central fireplace with exposed brick surround (previously an Inglenook fireplace with the ability to restore), two radiators, carpeted flooring and smooth ceiling. Double doors into family room.

DINING ROOM:

15'3 x 13'2 (4.65m x 4.01m)

Double glazed window to side aspect, Amtico flooring with under floor heating and smooth ceiling. Bi-folding doors to rear aspect.

KITCHEN:

Double glazed windows to rear aspect with vaulted glass lantern skylight, a series of matching base and wall units, edged work surfaces in solid oak incorporating two bowl sinks with a central mixer tap and drainer, two built-in NEFF ovens, built-in NEFF microwave oven and warming drawer, NEFF induction hob with extractor hood over, floating island with fitted storage cupboards and two built-in wine coolers, Amtico flooring with under floor heating and smooth ceiling with sunken spotlights.

FAMILY ROOM:

15'2 x 14'0 (4.62m x 4.27m)

Double glazed window to side aspect, Amtico flooring with under floor heating and smooth ceiling with vaulted glass lantern skylight. Bi-folding doors to rear aspect. Door to side aspect.

UTILITY ROOM:

A range of quality fitted base and wall units, edged work surfaces in solid oak incorporating a single Butler sink with central mixer tap and drainer, space for American fridge/freezer, washing machine, tumble dryer and dishwasher, Amtico flooring with under floor heating and smooth coved ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed windows to front aspect (fitted with shutters), loft access, built-in storage cupboard, two radiators, solid oak flooring and smooth ceiling.

MASTER BEDROOM:

13'03 x 13'02 plus door recess (4.04m x 4.01m plus door recess)

Double glazed windows to rear and side aspects, wall-mounted air conditioning unit, radiator, Amtico flooring and smooth vaulted ceiling. Double doors to Juliette balcony overlooking rear grounds.

DRESSING ROOM:

10'01 x 3'10 plus recess into wardrobs (3.07m x 1.17m plus recess into wardrobs)

A range of built-in wardrobes, Amtico flooring and smooth ceiling with sunken spotlights.

EN-SUITE:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, fully tiled double shower unit set behind glass enclosure, inset WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

13'5 x 12'0 (4.09m x 3.66m)

Double glazed windows to front and side aspects (fitted with shutters), a series of fitted wardrobes and drawers, built-in storage cupboard, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:

11'10 x 10'2 (3.61m x 3.10m)

Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

BEDROOM FOUR:

9'9 x 9'2 (2.97m x 2.79m)

Double glazed window to front aspect, a series of built-in wardrobes, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

SHOWER ROOM:

Opaque double glazed windows to rear aspect, fully tiled double shower unit set behind glass enclosure, inset WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

EXTERNAL BOOT / UTILITY ROOM:

18'00 x 11'07 (5.49m x 3.53m)

Double glazed windows to side and rear aspects, a series of high quality fitted base and wall units, edged work surfaces in Quartz incorporating a ceramic sink with central mixer tap and drainer, space for washing machine, tumble dryer and fridge/freezer, built-in dog shower with tiled surround, tiled flooring and smooth ceiling with sunken spotlights.

REAR GARDEN:

0.9 acre plot with an extensive, unoverlooked rear garden: Commencing with sizeable patio area which extends across the property rear with solid Aluminium pergola with all-weather drop sides, remainder largely laid to lawn with a series of mature trees and shrubs throughout the grounds.

Access to outdoor WC, timer built double gates to each side of the property giving access to driveway and annex accommodation.

ANNEX ACCOMMODATION:

GROUND FLOOR ACCOMMODATION:

OPEN PLAN LIVING ROOM:

19'03 x 14'02 (5.87m x 4.32m)

Secure main entry door into open plan lounge/diner: Double glazed windows to front aspect, stairs to first floor, under stairs storage cupboard, wood flooring with under floor heating and smooth vaulted ceiling.

KITCHEN:

11'02 x 7'08 max (3.40m x 2.34m max)

Double glazed window to rear aspect, a series of fitted base units, edged work surfaces incorporating a ceramic sink with central mixer tap and drainer, built-in oven, induction hob with extractor hood over, built-in fridge and dishwasher, wood flooring with under floor heating and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

12'11 x 10'11 plus door recess (3.94m x 3.33m plus door recess)

Double glazed windows across front aspect, wood flooring with under floor heating and smooth ceiling with sunken spotlights.

SHOWER ROOM:

Opaque double glazed window to rear aspect, fully tiled and enclosed double shower unit, inset WC, inset wash hand basin with tiled splash back, extractor fan, heated towel rail, built-in airing cupboard, wood flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR ACCOMMODATION:

BEDROOM TWO:

12'11 x 11'00 (3.94m x 3.35m)

Double glazed window to rear aspect, built-in wardrobes and storage cupboards, wall-mounted air conditioning unit, wood flooring and smooth vaulted ceiling.



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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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