



## Peggotty Close

Chelmsford, CM1 4XU

Freehold  
Tax Band: C

**Guide Price £325,000**



Boasting an OUTSIDE OFFICE / SNUG - ideal as a studio/games room or for those looking to work from home - and a STYLISH, RECENTLY-FITTED KITCHEN DINER is this IMMACULATELY PRESENTED end terraced home. With entrance porch, spacious lounge, TWO DOUBLE BEDROOMS, modern family bathroom, driveway parking, partial garage and UNOVERLOOKED REAR GARDEN. Ideally located close to local schooling, shops and easy access to Chelmsford's city centre. Contact Hamilton Piers to view!





## GROUND FLOOR ACCOMODATION:

### ENTRANCE PORCH:

Part glazed composite front door into porch, radiator, stairs to first floor, door to lounge, Amtico flooring.

### LOUNGE:

14'06" x 10'06" (4.42m x 3.20m)

Double glazed window to front with fitted blinds, radiator, understairs storage cupboard, Amtico flooring, door to kitchen/diner.

### KITCHEN DINER:

13'10" x 7'08" (4.22m x 2.34m)

Double glazed window to rear and french doors onto garden, square edge worktops with stainless sink inset, range of matching wall and base units, gas hob with extractor over, integrated oven & microwave, fridge freezer, wine chiller, dishwasher, washing machine, radiator, Amtico flooring.

## FIRST FLOOR:

### LANDING:

Doors to bedroom one, bedroom two, bathroom, airing cupboard, loft hatch.

### BEDROOM ONE:

10'09" x 9'04" (3.28m x 2.84m)

Double glazed window to front, built in wardrobe, radiator.

### BEDROOM TWO:

13'02" x 7'10" (4.01m x 2.39m)

Double glazed window to rear, radiator.

### BATHROOM:

7'06" x 5'07" (2.29m x 1.70m)

Double glazed window to rear, bath with shower over, low level W/C, pedestal hand basin, chrome heated towel rail, fully tiled, Amtico flooring.

## EXTERIOR:

## REAR GARDEN:

Unoverlooked from rear, Patio to immediate rear of house with rest laid to lawn, flower beds to border, access to home office/snug, side access gate.

## HOME OFFICE/ SNUG/ GYM:

12'11" x 7'09" (3.94m x 2.36m)

Part converted garage- Double glazed Bifold doors to side, power connected, electric heater, wood flooring.

## GARAGE & PARKING:

8'00" x 3'08" (2.44m x 1.12m)

Remainder of garage for storage, roller door, loft storage, driveway parking for 2 cars.



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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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