



Burnham Road, Chelmsford CM3 6DT
Asking price £999,950

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Situated in a semi rural location is 'Wrekin Lodge' sitting on a fantastic 2 acres PLEASE SEE ARIEL PHOTOGRAPHY.

This incredibly deceptive from first appearance detached family home, offers on the ground floor a very spacious lounge, large kitchen/dining room, utility room, cloakroom/w/c and side lobby, summer room and three excellent size bedrooms, two of which have en-suites and a family bathroom.

The first floor has three further bedrooms including the principle bedroom en-suite and as mentioned potential for a further bathroom on this floor.

Externally the two acres include a gorgeous main garden with entertaining area and hot tub to remain, allotment and to the side its own road to a detached barn measuring an impressive 60 metres by 30 metres with three phase electric and large forecourt and garden area to the rear. The remaining plot is reached via a gate and driveway/parking only (see details) to a large field laid to grass with pond, having been used by the vendor as a driving range. PLEASE NOTE this property offers its new owners enormous potential to work from home or equestrian potential.

Storm porch

Storm porch to the entrance door.

Entrance hallway

A very spacious hallway with wood effect laminate flooring, radiator, double cloaks cupboard and radiator. Understairs recess with two built in cupboards.

Lounge

19'9 x 11'8

The lounge is a large room with a white fireplace surround and a cast iron wood burner to enjoy on those cold winter nights. Television point, two radiators and a double glazed window to the front.

Kitchen/dining room

24'2 x 14'9

once again a very spacious room and certainly the hub of the home. The kitchen has an extensive range of modern sage green eye level units incorporating a double display cabinet and drawers with marble effect work tops over and matching breakfast bar. Matching base units, pull out larder and carousel, integrated dish washer and a one and a half

inset sink, inset electric hob with above extractor and built in Neff fan oven. Wood effect laminate flooring running also into the dining room, down lighting and a double glazed window to the rear.

The dining area is a superb size ideal for entertaining or for a large family table and chairs. Down lighting, television point and a double glazed window overlooking the gardens to the rear.

Utility room

9'9 x 6'6

This is a good size with white base units and inset stainless steel sink with work surface over, plumbing for washing machine and space for a tumble dryer. The wood effect flooring from the kitchen continues into this room the lobby and w/c, floor mounted oil boiler for the hot water and heating (not tested). PLEASE NOTE there are two pressurised water tanks allowing allowing hot water independently to both levels. Double glazed window to the side, expel air and door to the cloakroom/w/c.

Cloakroom/w/c

There is plenty of space here for your coats and a door to the w/c which has a hand basin, close coupled w/c, radiator and a double glazed window to the front.

Side lobby

Double glazed door to the side and radiator.

Summer room

12'3 x 10'5

Whether a summer room which works particularly well, or a reception room of your choice as with all the rooms they offer a great deal of versatility.

Wood effect laminate flooring, double glazed bi folding doors to the garden, radiator and double glazed window to the side.

Bedroom en-suite

14'8 x 11'9

This is an excellent size room but to be fair all the rooms are on the generous side. Double built in wardrobe, television point, radiator and a double glazed window to the front.

En-suite with tiled flooring, built in cistern with vanity surround incorporating an inset sink and cupboards below, walk in shower cubicle. Majority tiled walls, chrome heated towel rail and expel air.

Bedroom en-suite

16 x 11'9

Once again a lovely size room with a large walk in wardrobe, television point, radiator and a double glazed window overlooking the gardens to the rear. En-suite walk in shower cubicle, close coupled w/c, pedestal hand wash basin, chrome heated towel rail, tiled walls, expel air and radiator.

Bedroom

12'3 x 11'6

This double room also has a double built in wardrobe, television point, radiator and a double glazed window to the front.

Bathroom

A spacious room with a double walk in shower cubicle with rain shower and hand held shower, panelled bath with center taps and shower attachment, w/c with built in cistern and vanity surround incorporating an inset sink with cupboards below. Chrome heated towel rail, down lighting and a double glazed window to the rear.

Landing

The landing is a large space with three over size velux style windows all of which have recesses below and face to the rear. Built in eaves storage cupboard and radiator.

Bedroom en-suite

18'3 x 12'8

This is a lovely main bedroom but again the room sizes with the other en-suite bedrooms are similar, so really your choice as to which you prefer.

Two good size double built in eaves wardrobe/cupboards, lover size velux style window to the rear again with recess below, radiator and a double glazed window to the side.

En-suite double walk in shower cubicle with rain and hand held showers, built in w/c cistern with vanity surround incorporating an inset sink and cupboards below. Chrome heated towel rail and expel air.

Bedroom

10'6 x 8'9

Double built in cupboard/wardrobe and radiator.

Bedroom

10 x 8'8

Another double room with radiator.

Potential further bathroom

PLEASE NOTE at the end of the landing is a door to a large roof space, this was originally intended to be a bathroom for the two bedrooms and the plumbing we are informed is in situ.

Rear/plot

As we have mentioned the plot is in excess of two acres and the rear garden to the property commences with a substantial patio/entertaining and bbq area and hot tub (to remain). This has a large pergola with climbing vines and extends to the side of the property, where there is a further seating area and planting, outside water supplies and side gate to the front.

The main garden is a large area neatly laid to lawn with some mature established trees with a separate allotment to the rear corner. To the left flank of the garden is access to the barn and courtyard, which as mentioned also has its own driveway from the front. Measuring 60 metres x 30 metres with three phase electric, there is also a good size garden area to the rear.

The remaining land is reached via a five bar gate to a long drive/parking only with the field opposite which can be seen clearly in the photography. This is mainly laid to grass with a pond and has been used partly as a driving range by the current vendor.

Frontage/driveway and double garage

The property has a sweep in driveway for multiple vehicles with a well screened and hedged boundary, leading to the double garage. The double garage has an electric up and over door power and light and an EV charging point, there is a side courtesy door and to the rear of the garage a screened area with the oil tank.



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for general guidance only and should be used in conjunction with the property. The services shown are approximate and should not be relied upon for any prospective purchase. The services shown are approximate and should not be relied upon for any prospective purchase. The services shown are approximate and should not be relied upon for any prospective purchase. Made with Mapbox ©2024

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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