



Derwent Court Hobart Close, Chelmsford, Essex, CM1 2FN

£410,000 Freehold

A chance to acquire this modern property built in 2007 situated within easy walking distance of local shops and Melbourne Park playing fields, including the Chelmsford Athletic Centre. The accommodation comprises four bedrooms, first floor family bathroom, en-suite shower room, two receptions, fitted kitchen and ground floor cloakroom. Benefits include gas central heating, double glazing throughout, integral parking car port and mature sunny aspect rear garden with side access. Telephone 020 850 4646 to arrange a viewing appointment.



Reception Hall

Laminate flooring, large double opening storage cupboard, further understairs cupboard, stairs rising to first floor accommodation, doors to:-

Cloakroom

Low level w.c., pedestal wash hand basin with mixer tap, radiator and extractor fan.

Dining Room

9'4" x 9'1" (2.87m x 2.77m)

Double glazed window to rear aspect, radiator and fitted carpet.

Lounge

13'3" x 12'3" (4.04m x 3.75m)

Double glazed French doors and side windows opening to patio area and rear garden. Radiator, TV aerial point and fitted carpet.

Kitchen

12'4" x 8'3" (3.76m x 2.54m)

Range of white gloss base and wall units, roll edge work surface area incorporating inset one and a quarter bowl stainless steel sink unit with mixer tap, electric Neff 4 ring hob, Neff oven with extractor hood above, integrated dishwasher, plinth lights and double glazed window to front aspect.

First Floor Landing Area

Fitted carpet, radiator, airing/storage cupboard, access to loft via pull down ladder, partially boarded with light.

Master Bedroom

16'6" x 9'4" (5.03m x 2.87m)

Double glazed window to front aspect, radiator, fitted carpet, fitted wardrobes with mirror sliding doors, TV aerial point and door to :-

En-Suite

Double shower cubicle, pedestal wash hand basin with mixer tap, low level w.c., radiator, shaver point, tiled walls and double glazed obscure window to rear aspect.

Bedroom Two

12'7" x 11'1" (3.86m x 3.38m)

Double glazed window, radiator, fitted wardrobes with mirror sliding doors, TV aerial point and fitted carpet.

Bedroom Three

14'6" x 9'1" (4.42m x 2.77m)

Double glazed window, radiator, fitted wardrobes with mirror sliding doors and fitted carpet.

Bedroom Four

9'1" x 6'11" (2.77m x 2.13m)

Double glazed window, radiator and built-in storage cupboard.

Bathroom

White suite comprising panelled bath with shower screen, mixer tap with shower attachment, pedestal wash hand basin with mixer tap, low level flush w.c., radiator, shaver point, tiling to walls and double glazed obscure window to rear aspect.

Rear Garden

Good size sunny aspect garden with large paved patio area, lawn area with flower beds, trees and shrubs, garden shed and exterior water tap.

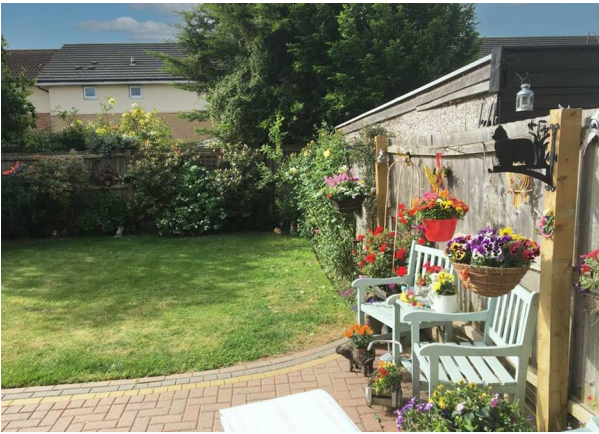
Front Aspect

Front garden with flower beds. Driveway to Integral car port with side gate to rear garden.

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.

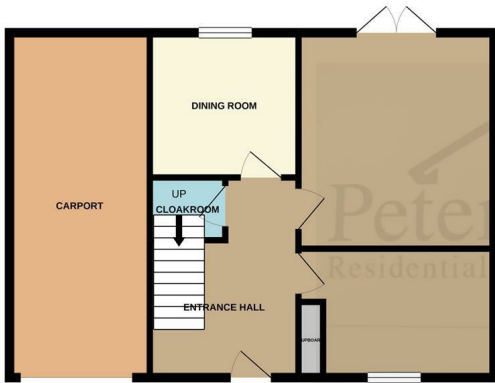




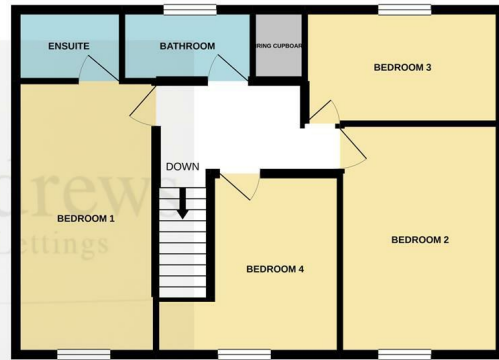
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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