



**SCOTT  
MADDISON**



## 1 Chestnut Avenue

Gosfield CO9 1TD

Asking Price £368,000

Freehold





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Glazed door to

## ENTRANCE LOBBY

Archway leading into the

## LOUNGE

15'8 x 15' (4.78m x 4.57m)

Double glazed window to front. Fire surround with gas inset fire. Radiator.

## DINING ROOM/BEDROOM FOUR

13'6 x 11'1 (4.11m x 3.38m)

Sliding patio doors to side. Double glazed window to front. Radiator.

## EN-SUITE

Double shower, extended sink with cupboards below, low level WC. Tiling to walls.

## BREAKFAST AREA

10' x 10' (3.05m x 3.05m)

Ceramic tiling to floor. Fitted sideboard unit with glazed fronted cabinets above. Patio doors to conservatory.

## CONSERVATORY

8'3 x 7'3 (2.51m x 2.21m)

Ceramic tiled flooring. Door to side.

## KITCHEN

10' x 7'9 (3.05m x 2.36m)

Extensively fitted with range of wall units and work surfaces with matching drawer and base units. Built in oven and inset hob. Sink unit with provisions for washing machine, fridge freezer. Double glazed window to rear.

## LANDING

Access to the loft space.

## BEDROOM ONE

11'7 x 10'2 (3.53m x 3.10m)

Double glazed window to rear. Radiator. Double wardrobe cupboard.

## BEDROOM TWO

12'8 x 8'8 (3.86m x 2.64m)

Double glazed window to front. Fitted double wardrobe. Radiator.

## BEDROOM THREE

9' x 7'9 max (2.74m x 2.36m max)

Double glazed window to front. Radiator.

## BATHROOM

White suite comprising panelled bath, low level WC, pedestal wash hand basin. Ceramic tiled floor and walls. Chrome towel rail radiator. Double glazed window to rear.

## GARAGE

Single garage approached from the side of the property with generous size drive adjacent, up and over door, personal door to rear. Brick built shed attached. Space for further storage units.

## OUTSIDE

The front enjoys a sweeping large lawned area, path to main entrance. Part hedge screening, flower borders. The side garden has screening and hedge, lawn and patio and mature shrubs, further patio and lawned area to the rear.

## SERVICES

We understand that mains electricity, water and gas are connected to the property.

Council Tax Band D.

Tel: 01787 479988







## Road Map



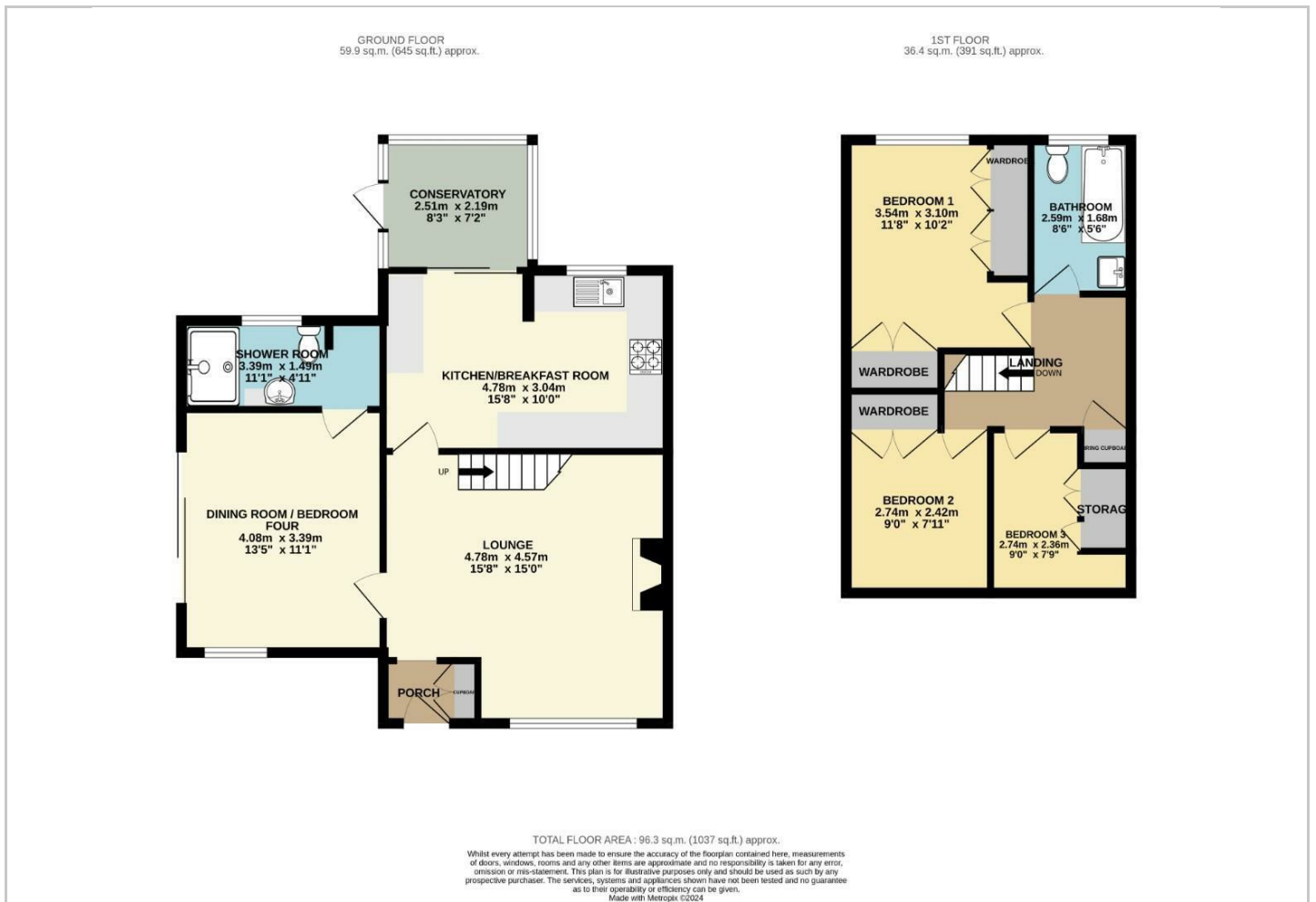
## Hybrid Map



## Terrain Map



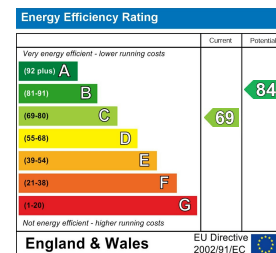
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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