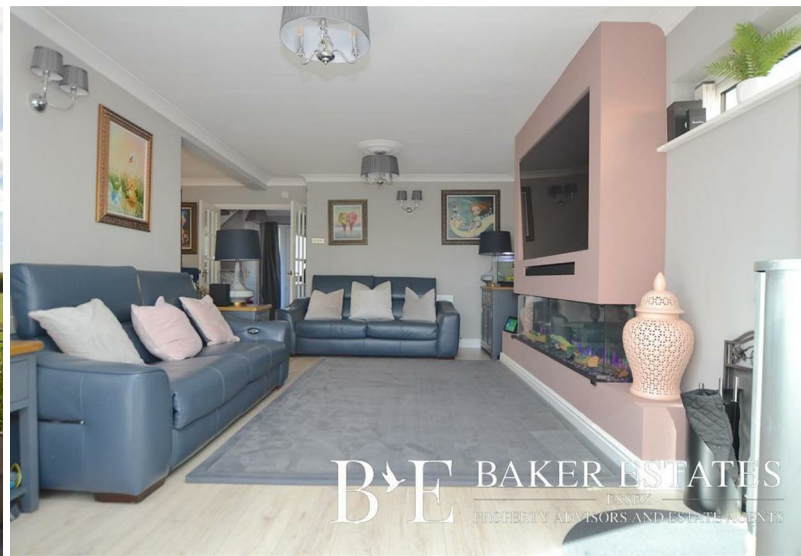




Inglemire Runsell Green, Danbury, CM3 4QZ

Guide price £650,000



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Some More Information

From the entrance door you lead into the entrance hall where stairs rise to the first floor and doors give access to the open plan living space, study and ground floor cloakroom. The ground floor cloakroom comprises low level W.C. and wash hand basin set upon a vanity unit. The study benefits from a window to the front elevation and we understand that the previous owners utilised this space as bedroom four. The open plan living space is divided into different areas with the sitting room benefitting from a media wall with colour changing feature electric fire below the wall mounted TV and benefits from window at high level to either side, the sitting room also has a freestanding log burner and is open plan to the rear where the former conservatory has been upgraded with a "Cozy-Roof" system and benefits from plumbing and electric ready to relocate the kitchen into the rear. A door leads out to the rear garden and further opening leads into the kitchen.

The kitchen comprises with a range of eye and base level cupboards and drawers beneath worksurfaces, with integrated, oven, hob and microwave. A further opening leads back in to the dining area, which in turn links to the sitting room. A further door leads to the uPVC lean to conservatory with door to side and French doors to rear garden, along with a further door leading into the integral garage.

To the first floor there are three double bedrooms, ensuite and family bathroom. Bedroom one has a large window overlooking the rear garden integrated wardrobe and benefits from the ensuite shower room comprising shower enclosure, low level W.C. and wash hand basin set upon a vanity unit. Bedroom two is exceptionally large room and has dual aspect windows to the front and rear whilst bedroom three is also a double room with window to the front elevation.

Completing the first floor accommodation is the family bathroom with obscure glazed window to the side, panel enclosed bath, low level W.C. and wash hand basin set upon a vanity unit.

Externally

To the front of the property there is gated off street parking for a number of vehicles and in turn leads to the integral double

garage. Gated access leads to the side of the property with a porcelain paved patio space located to the immediate rear of the property. Worthy of note is the above and below ground Koi pond which has a tiled riser to the rear and inset water fall feature and low level viewing panel. The balance of the garden is set to artificial grass with a timber constructed shed to the immediate rear of the garden and enclosed by wood panel fences. Beyond the property also has views over neighbouring garden and farmland beyond.

Location

The property is located on the periphery of the village of Danbury. The main village of Danbury provides local shops, pubs and sports centre along with access to the National Trust – Danbury Common along with Danbury Country Park. Slightly further afield you have both Papermill Lock and Hoe Mill lock with their access to the River Chelmer.

The village of Danbury is also well connected the City of Chelmsford with a park and ride service operating from the neighbouring village of Sandon with its regular bus service into the city centre and railway station where a fast and frequent service to London Liverpool Street.

Entrance Hall

W.C

Study/Bedroom Four

10'11" x 8'11" (3.33m x 2.72m)

Lounge

17'5" x 11'6" (5.31m x 3.51m)

Dining Area

10'7" x 8'0" (3.23m x 2.44m)

Kitchen

9'10" x 9'4" (3.00m x 2.84m)

Future Kitchen

15'6" x 10'5" max (4.72m x 3.18m max)

Conservatory

17'0" x 13'8" (5.18m x 4.17m)

Bedroom One

15'1" x 11'6" (4.60m x 3.51m)

En-suite

7'7" x 5'1" (2.31m x 1.55m)

Bedroom Two

25'9" x 9'6" max (7.85m x 2.90m max)

Bedroom Three

10'11" x 10'10" max (3.33m x 3.30m max)

Bathroom

7'11" x 5'7" (2.41m x 1.70m)

Services

Council Tax Band - F

Local Authority - Chelmsford City Council

Tenure - Freehold

EPC - D

* Mains Electric * Mains Water * Mains Drainage

* Solar Panels with Battery Storage & Back-up.

We have been advised by the vendors that the heating system was updated in June/July 2022 with a new electric boiler and new radiators throughout. They also advised that all of the windows and front door were replaced in the same year.

*Superfast broadband available in the area via Openreach with speeds up to 80mbs

*Mobile coverage is available from EE, Three, networks (Details obtained from Ofcom April 2024).

* Construction Type - We understand the property to be predominantly of brick construction, uPVC windows and doors along with uPVC conservatory.

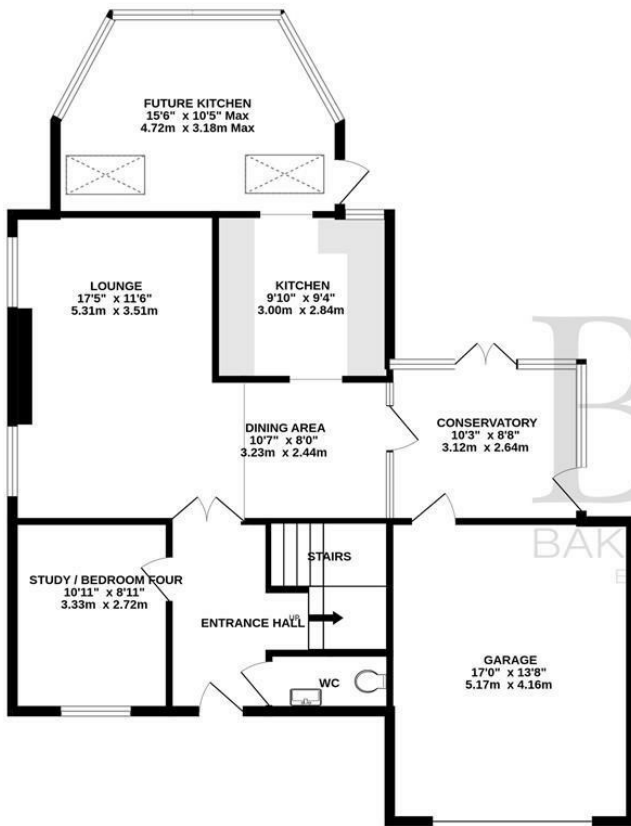
*The property was not constructed at time where the lifetime homes code was required as such some areas may be limited access and access does include steps.

*Flood risk in the property location is considered a very low risk of surface water flood, and rivers and sea, along with unlikely flooding from Groundwater and Reservoirs. (Details obtained from Gov.UK flood risk area April 2024).

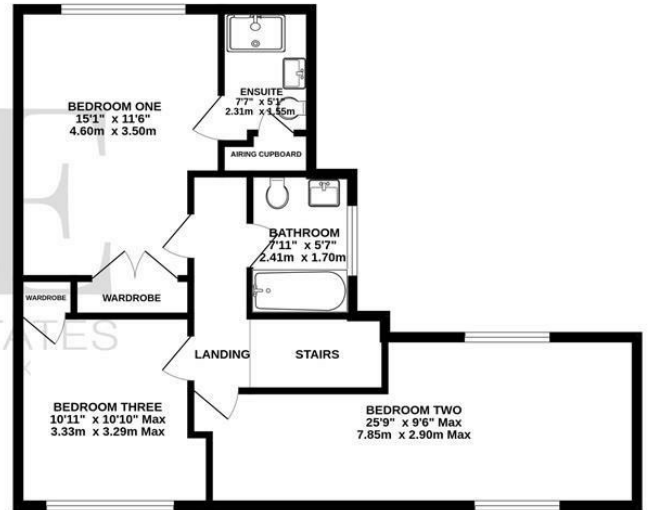
We understand that a quarry application has been made in the vicinity.



GROUND FLOOR



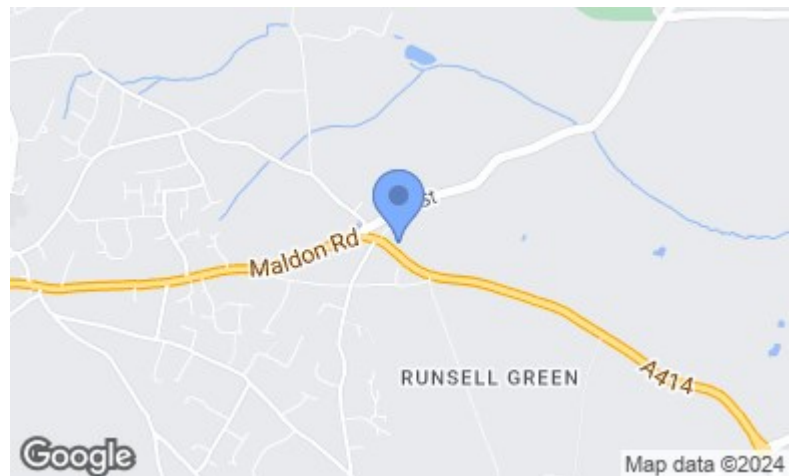
1ST FLOOR



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



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