



Bear Estate Agents are understandably enthused to bring to the market this five-bedroom detached family home with three bathrooms, three reception rooms, and the most picturesque of locations nestled toward the end of a quiet and family-friendly cul de sac which is just a very short walk from the local country park and the River Crouch. Further benefits include ample driveway parking plus an integral garage.

- Striking & Spacious Entrance Hall Complete With Understairs Storage & Ground Floor W/C
- Living Room 20'6 x 12'11 Plus Separate Dining Room 9'8 x 9'4
- Master Bedroom 14'6 x 11'11 With En Suite Shower Room, Bedroom Two 12'4 x 8'11, Bedroom Three 10'7 x 7'9 Plus Bedroom Four 13'1 x 5'5 Into 8'3
- Pleasant South/West Facing Rear Garden With Side Access
- Quiet & Family Friendly Cul De Sac Set Back From The Road
- Kitchen 12'11 x 7'9 Plus Utility Area 7'9 x 4'
- Conservatory 14'10 x 8'11
- Huge Loft Room 19'11 x 10'9
- Driveway Parking Plus Integral Garage 17'1 x 9'2
- Very Short Walk From Local Country Park & The River Crouch

Collingwood Road

Chelmsford

£600,000

Offers In Excess Of



Collingwood Road



Internally the new owner will be greeted by the most striking and spacious of entrance halls complete with both a ground floor W/C and understairs storage. The staircase is central to the entrance hall and becomes the focal point of the entrance hall.

Access to the kitchen, dining area and living room are all off of the entrance hall.

The impressive kitchen measures 12'11 x 7'9 and leads through to the utility room which measures an additional 7'9 x 4'. The kitchen itself offers a wealth of both worktop space and storage space. There is also a window to the side of the kitchen which provides natural light and overlooks the driveway parking. Off of the kitchen is the utility area which plays host to the fridge/freezer, washing machine and further storage.

Off of the utility area is the first of three reception rooms and is the bright and airy conservatory. This measures 14'10 x 8'11 and provides a fine outlook to the rear garden, plus double doors out to the garden. There is also access into the integral garage off of the conservatory.

The two further reception rooms complete the ground floor living accommodation. The impressive living room measures 20'6 x 12'11 and provides the perfect environment in which to both entertain and relax. There is further access out into the garden from the living room. Double doors off of the living room lead through to the separate dining room which measures an additional 9'8 x 9'4. If this wasn't used as a dining room this could comfortably act as a home office, a home gym, a children's playroom which is a great illustration of the versatility this home offers.

The first floor commences with a spacious landing which allows access to four bedrooms, the bathroom suite and stairs leading to the huge loft conversion.

The master bedroom measures 14'6 x 11'11 complete with an en suite shower room and fitted wardrobes, bedroom two measures 12'4 x 8'4, bedroom three measures 10'7 x 7'9 whilst bedroom four measures 13'1 x 5'5 extending to a further 8'3.

Worthy of special mention is the huge loft conversion which creates an additional bedroom measuring 19'11 x 10'9. There are velux windows to both sides of the loft conversion providing natural light alongside access to an additional 10'11 of loft space. This could be converted, subject to building regs should the new owners require an additional bedroom/bathroom within the loft area.

If the loft conversion were not used as an additional bedroom this could be used as a home office or games room which is another fine illustration of the versatility that this home offers.

Externally this home continues to impress and excel with a pleasant south/west facing garden with side access leading to the front. The garden itself is majority laid to lawn.

To the front, there is driveway parking and an integral garage. Accessible from the front of the property and the conservatory the garage could comfortably be converted, subject to building regs, should the new owner require a fourth reception area.

Set back from the road down a quiet and family-friendly cul de sac the location is picturesque as you will find the local country park and River Crouch just a very short walk away. Additionally, local shops, schools and amenities are within easy reach too.

Internal viewings come strongly recommended so that one can appreciate the time, care, and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Freehold.
Council Tax Band E.

Striking & Spacious Entrance Hall

Ground Floor W/C

5'11 x 2'8

Kitchen

12'11 x 7'9

Utility Area

7'9 x 4'

Living Room

20'6 x 12'11

Dining Room

9'8 x 9'4

Conservatory

14'10 x 8'11

First Floor Landing

Master Bedroom

14'6 x 11'11

En Suite Shower Room

7'5 x 2'7

Bedroom Two

12'4 x 8'4

Bedroom Three

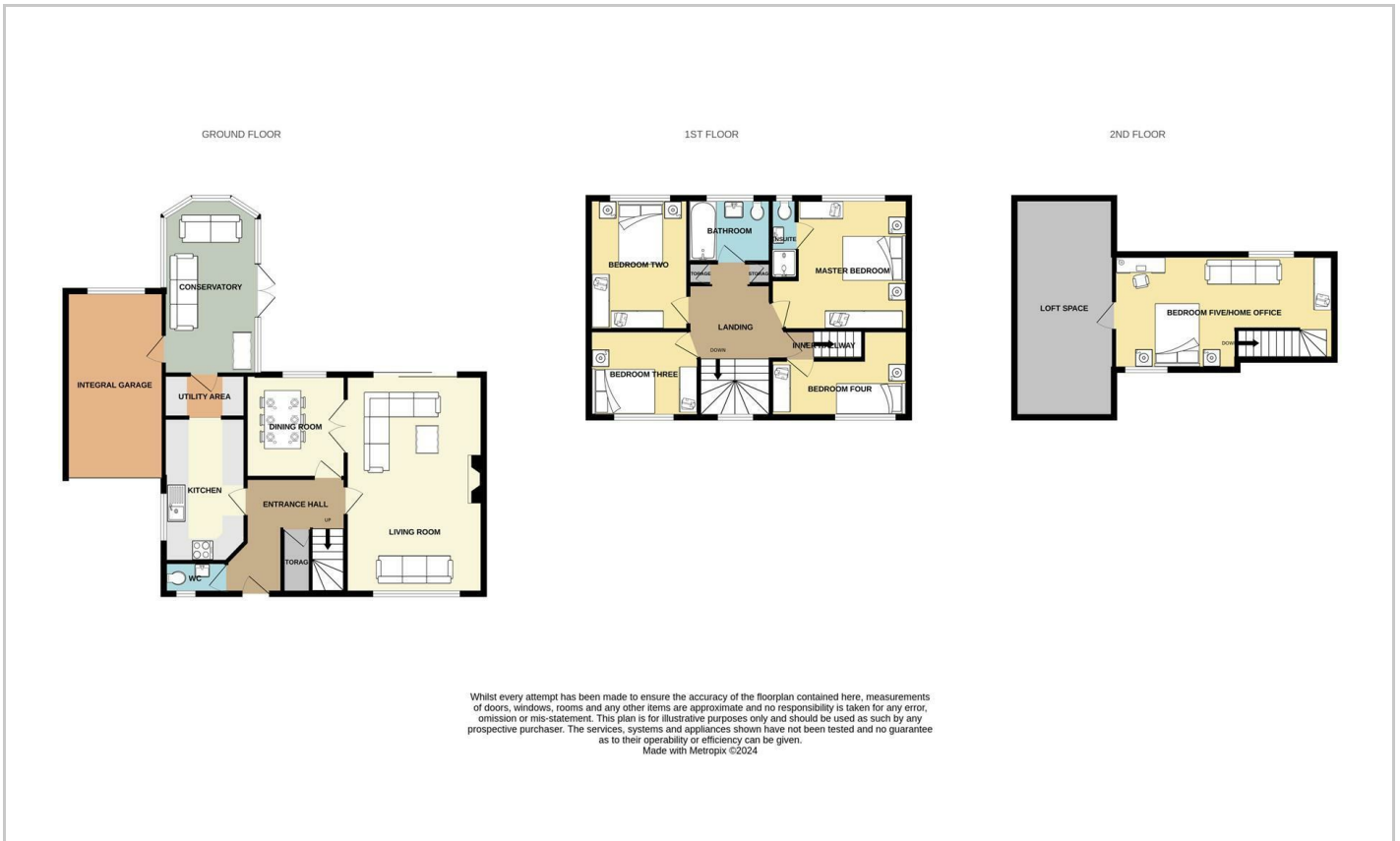
10'7 x 7'9

Bedroom Four

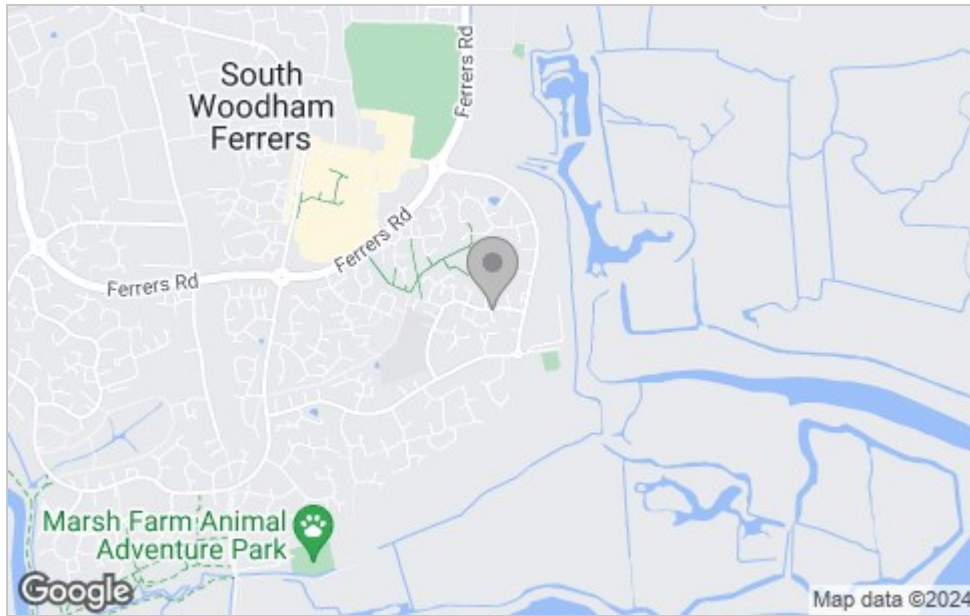
13'1 x 5'5



Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

