



## Loftin Way, Chelmsford

Guide Price £450,000



- Extended four/five bedroom family home offering huge potential to extend further (stpc)
- Accommodation spread over three floors
- Ideally positioned for local shops, schools and transport links
- Lovely size rear garden with summerhouse to remain
- Driveway parking
- Entrance hall, lounge, stunning open plan kitchen/diner/family room and ground floor cloakroom/WC
- First floor is home to two bedrooms plus bedroom/nursery/study and three piece shower room
- Second floor is home to two further bedrooms and shower room
- Moments drive into Chelmsford City Centre



## GUIDE PRICE - £450,000 - £500,000

Located in the desirable area of Loftin Way, Chelmsford, this extended semi-detached family home presents an exceptional opportunity for those seeking a spacious and versatile living environment. With accommodation spread over three floors, this property boasts four to five bedrooms, making it ideal for growing families or those in need of extra space.

Upon entering, you are welcomed by a generous entrance hall that leads to a comfortable lounge, perfect for relaxation. The heart of the home is undoubtedly the stunning open plan kitchen, dining, and family room, which creates a wonderful space for entertaining and family gatherings. Additionally, a convenient ground floor cloakroom/WC enhances the practicality of the layout.

The first floor features two well-proportioned bedrooms, along with a versatile room that can serve as a nursery, study, or additional bedroom, complemented by a modern three-piece shower room. Ascending to the second floor, you will find two further bedrooms and an additional shower room, providing ample accommodation for all family members.

Outside, the property boasts a lovely-sized rear garden, complete with a summerhouse that will remain, offering a perfect retreat for relaxation or hobbies. Driveway parking adds to the convenience of this home, ensuring that you have ample space for vehicles.

Ideally positioned, this property is within easy reach of local shops, schools, and transport links, making it a practical choice for families and commuters alike. With huge potential to extend further (subject to planning consent), this home is a must-see for anyone looking to invest in a property that offers both comfort and the possibility for future enhancement.

Spacious entrance hall commences with stairs leading to first floor accommodation. Wooden style flooring.

Lounge 11'1 x 10'1 (currently used as a bedroom) Boxed bay fronted double glazed window.

The heart of the home is the stunning open plan kitchen/diner/family room 19'9 x 16'4 French double glazed doors open onto rear garden. Dual aspect double glazed windows plus feature "Skylight" window. Range of high gloss wall and base mounted units with matching pan size storage drawers.

Complimentary work surfaces housing inset sink with swan neck mixer tap. Matching centre island/breakfast bar seating area. Electric hob and encased oven to remain. Space for other appliances. Wooden style flooring.

The property also has a ground floor cloakroom/WC.

First floor is home to two bedrooms, nursery/study/bedroom and three piece shower room. Stairs lead to second floor accommodation.

Bedroom 12'4 x 10'1 Boxed bay fronted double glazed window.

Bedroom 11'5 x 10'1 double glazed window to rear.

Nursery/study/bedroom 6;2 x 4'5 double glazed window to front.

Shower room comprises larger than average shower, wash hand basin and WC. Part tiling to walls. Dual aspect double glazed windows.

Second floor is home to further two bedrooms plus additional shower room.

Bedroom 8'8 x 5'3 double glazed window to front.

Bedroom 8'3 x 8'2 double glazed window to rear.

Shower room comprises corner shower, wash hand basin and WC. Heated towel rail. Part tiling to walls.

Externally the property has a lovely size rear garden with summerhouse to remain. Commencing with decked seating area, the remaining garden is lawned.

Plenty of driveway parking to front.

Council Tax Band: D

Local Authority: Chelmsford

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts.

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Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





# Local Life

Great Baddow can be found on the outskirts of Chelmsford located close to local amenities and A12/A130 road links. A moments drive to Chelmsford City Centre where you can hop on a train for 35 minutes and you're in Stratford or an extra 10 minutes and you're in Liverpool Street.

Visit the Historic Chelmsford Cathedral or have some quiet time in Central Park. Maybe enjoy an evening at any one of the fabulous restaurants and shops or grab some popcorn and watch a film.

Chelmsford is an ideal location for growing families, commuters, and the young at heart.



