



## Waterson Vale, Chelmsford

Guide Price £635,000



- Immaculately presented Executive style four bedroom detached family home
- Found in sought after location, in a peaceful/quiet cul-de-sac
- Local to Chelmsford City Centre, close to A12/M25 road links
- Impressive entrance hall, ground floor cloakroom/WC, lounge, dining room, conservatory and kitchen
- Four bedrooms, en-suite shower room and family bathroom located on the 1st floor
- Manicured rear garden
- Driveway parking for multiple vehicles
- Garage



**Guide Price £600,000 - £650,000**

**Positioned in the tranquil cul-de-sac of Waterson Vale, Chelmsford, this immaculately presented executive-style detached family home offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a peaceful yet convenient lifestyle.**

**Upon entering, you are greeted by an impressive entrance hall that sets the tone for the rest of the home. The ground floor boasts a well-appointed cloakroom/WC, a generous lounge perfect for relaxation, and a dining room that invites family gatherings. The conservatory extends the living space, allowing for an abundance of natural light and views of the beautifully manicured rear garden. The kitchen is designed for both functionality and style, making it a delightful space for culinary creations.**

**The first floor features four well-proportioned bedrooms, including a master suite with an en-suite shower room, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, providing ample facilities for family living.**

**Outside, the property is complemented by a meticulously maintained rear garden, ideal for outdoor entertaining or simply enjoying the serene surroundings. The driveway offers parking for multiple vehicles, along with a garage for additional storage or vehicle accommodation.**

**Located close to Chelmsford City Centre and with easy access to the A12 and M25 road links, this home is perfectly positioned for both commuting and enjoying local amenities. This exceptional property is a rare find and is sure to appeal to discerning buyers looking for a family home in a sought-after location.**

Impressive entrance hall commences with stairs leading to first floor accommodation. Access is given to ground floor cloakroom/WC. Wooden style flooring.

Lounge 17'6 x 9'9 double glazed window to front. Continuation of flooring.

Open plan dining room 10'6 x 10'4 French double glazed doors open into conservatory. Continuation of flooring.

Spacious conservatory 12'2 x 9'9 overlooks and gives access to the rear garden via French double glazed doors. Double glazed windows. Tiled flooring.

Kitchen 14'4 x 12'8 max. Double glazed window to rear. External door to side. Range of wall and base mounted units with matching storage drawers. Tiled splash backs. Work surfaces housing sink drainer. Hob, oven and extractor hood to remain. Space for other appliances including space for American style fridge/freezer. Tiled flooring. Spotlighting.

First floor landing is home to four bedrooms, en-suite shower room and family bathroom.

Main bedroom 16'5 x 10'6 double glazed window to front. Built in wardrobes.

En-suite comprises corner shower, vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Obscure double glazed window.

Bedroom two 12'5 x 11'0 double glazed window to front. Built in wardrobe.

Bedroom three 10'10 max x 8'2 double glazed window to rear.

Bedroom four 9'6 max x 9'3 double glazed window to rear.

Family bathroom comprises white panel bath fitted with "Rainfall" style shower and glass splash screen door. Wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Externally the property has a large manicured rear garden. Commencing with shaped patio seating area. Steps lead up to sweeping path and further seating. Remaining garden is lawned with flower bed bordering and mature tree.

Driveway parking for multiple vehicles to front.

Garage has up and over door. 17'2 x 8'2

Council Tax Band: E

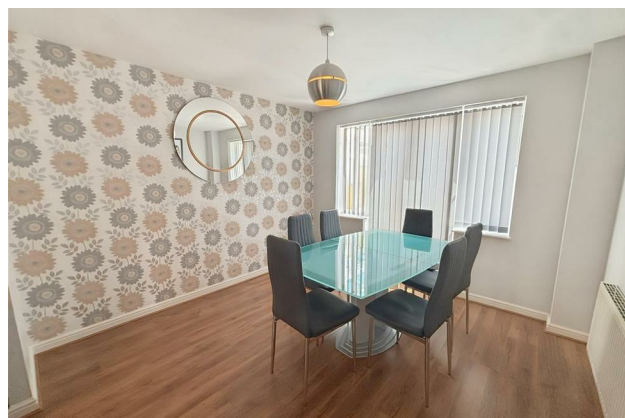
Local Authority: Chelmsford

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The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

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.

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#### THE SMALL PRINT:

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact —get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

AML Checks - Law says we must run one. £60 + VAT per buyer. Tiny toll, big compliance.

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