



Pollards Green., Chelmsford

Guide Price £700,000



- Immaculately presented family home
- Very well extended and converted by the current owner
- Located in sought after Chelmer Village, close to Chelmer Village Square, Asda supermarket, dentist, chemist and pub/restaurant
- Close to Retail Parks, Parks, popular schools and A130/A12 road links
- Moments drive into Chelmsford City Centre. Easy access to bus routes
- Spacious extended entrance hall, ground floor cloakroom/WC, reception room, stunning open plan lounge/diner, second reception room, kitchen and utility room
- First floor landing is home to four bedrooms, en-suite plus four piece bathroom
- Landscaped rear garden
- Garage
- Driveway parking



GUIDE PRICE £670,000 - £700,000

Positioned in the desirable area of Pollards Green, Chelmsford, this immaculately presented detached family home offers a perfect blend of space, comfort, and modern living. The property has been thoughtfully extended and converted by the current owner, ensuring that it meets the needs of contemporary family life.

Upon entering, you are greeted by a spacious extended entrance hall that sets the tone for the rest of the home. The ground floor boasts three well-appointed reception rooms, including an inviting open plan lounge and dining area, ideal for entertaining guests or enjoying family time. The kitchen, complete with a utility room, provides ample space for culinary creativity, while a convenient cloakroom/WC adds to the practicality of the layout.

The first floor is home to four generously sized bedrooms, offering plenty of room for relaxation and rest. The master bedroom features an en-suite bathroom, while a stylish four-piece family bathroom serves the other bedrooms, ensuring comfort for all.

Outside, the landscaped rear garden provides a tranquil retreat, perfect for outdoor gatherings or quiet moments in the sun. The property also benefits from a garage and a driveway, offering ample parking space.

Located in the sought-after Chelmer Village, this home is just a stone's throw away from Chelmer Village Square, where you will find an Asda supermarket, dentist, chemist, and a delightful pub/restaurant. The area is well-connected, with easy access to retail parks, parks, popular schools, and major road links such as the A130 and A12, making the short drive into Chelmsford City Centre a breeze. Additionally, convenient bus routes are nearby, enhancing the accessibility of this wonderful location.

This exceptional family home is a rare find and is sure to appeal to those seeking a blend of modern living in a vibrant community.

Impressive extended entrance gives access to ground floor cloakroom/WC.
Stairs lead to first floor accommodation. Storage cupboard.

Reception Room 11'8 x 10'5 Bay double glazed window to front. Smooth ceiling with ample spotlighting.

Stunning kitchen 16'6 x 11'6 overlooks the rear aspect, offering an array of wall and base mounted units with matching pan size storage drawers. Glass fronted display cabinets and under unit lighting. Wooden style work surfaces with upstands incorporating breakfast bar seating. Sink drainer with swan neck mixer tap. Appliances include, Neff encased double oven, hob, built in microwave, Neff double fridge and freezer to remain. Smooth ceiling with built in feature extractor fan and spotlighting. Tiled flooring.
Other appliances can be housed in the utility room 8'4 x 4'8. External door to garden. Double glazed window to front. Matching wall and base mounted units. Work surfaces housing sink drainer. Space for remaining appliances. Tiled flooring.

The heart of the home is the generous size open plan dining area/lounge 30'4 x 17'4 benefitting from feature Bi-fold doors opening onto the rear garden, making this room ideal for entertaining in. Smooth Vaulted style ceiling with ample spotlighting. Two Velux double glazed windows. Wooden style flooring.
Lounge overlooks the front aspect. "Adams" style fireplace. Continuation of flooring.

Second Reception Room 15'4 x 8'3 double glazed window to front. French double glazed doors to rear. Tiled flooring. Smooth ceiling, spotlighting.

First floor landing is home four bedrooms, en-suite three piece bathroom, plus four piece family bathroom.

Main bedroom 14'7 x 10'4 double glazed window to front.

En-suite bathroom comprises shaped bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail. Obscure double glazed window.

Bedroom two 10'6 x 9'2 double glazed window to rear.

Bedroom three 10'6 x 9'5 double glazed window to front.

Bedroom four 8'9 x 7'11 double glazed window to rear.

Four piece family bathroom comprises double ended bath fitted with hand held shower attachment. Corner shower cubicle, vanity wash hand basin and WC. Tiling to walls, tiled flooring, heated towel rail. Obscure double glazed window.

Externally the property has a lovely size landscaped rear garden. Commencing with large paved patio seating area. Remaining garden is lawned with well stocked mature flower bed bordering. Picket fence and gate opens onto a further lawned garden with mature trees and bushes.
Driveway parking to front.
Garage has up and over door, power and light connected. Personal door to garden.

Council Tax Band: F
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.



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Local Life

Chelmer Village is a housing, retail and industrial development in the East of Chelmsford, Essex. The development was started by Countryside Residential PLC in 1978. Popular community village giving easy access to A12/A130 road links. Close to Chelmer Village and Springfield Retail Parks, moments drive to Chelmsford City Centre, where you can enjoy a choice of amazing food at a variety of pubs, restaurants and shops. Also you can visit Chelmsford Historic Cathedral.



