



## 46 Fortinbras Way

, Chelmsford, CM2 9PA

Offers in excess of £565,000



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## Accommodation

### Ground floor

#### Entrance

Glazed entrance door, stairs to first floor.

#### WC

Low level WC, wash hand basin, window to front.

#### Kitchen/Diner

16'11 x 16'7 (5.16m x 5.05m)

A modern kitchen with a range of storage units to eye and base level. Integrated electric oven, dishwasher, washing machine and fridge/freezer. Work surfaces incorporate sink unit and an induction hob with an extractor fan. Window to front and rear, open to:

#### Second Reception Room

12'8 x 8' (3.86m x 2.44m)

Window to rear, doors to both sides leading to garden.

#### Lounge

16'3 x 10'4 (4.95m x 3.15m)

French doors to rear, window to front, wood flooring. Fireplace.

### First Floor

#### Landing

Stairs to ground floor, loft access

#### Bedroom One

13'2 x 8'10 (4.01m x 2.69m)

Window to front, carpet, door to bathroom.

#### Family Bathroom

10'2 x 6'10 (3.10m x 2.08m)

A four piece suite comprising of a jacuzzi bath, shower cubicle, close coupled WC, wash hand basin, heated towel rail, tiled walls.

#### Bedroom Two

13' x 7'10 (3.96m x 2.39m)

Window to rear and side, carpet.

#### Bedroom Three

10'3 x 9'3 (3.12m x 2.82m)

Window to front, fitted cupboards

#### Bedroom Four

7' x 6'6 (2.13m x 1.98m)

Window to rear, carpet.

### Exterior

#### Frontage

Off Road Parking

#### Garage

#### Rear Garden

Patio area, decked area, remainder laid to lawn, side access and access to garage.





## Road Map



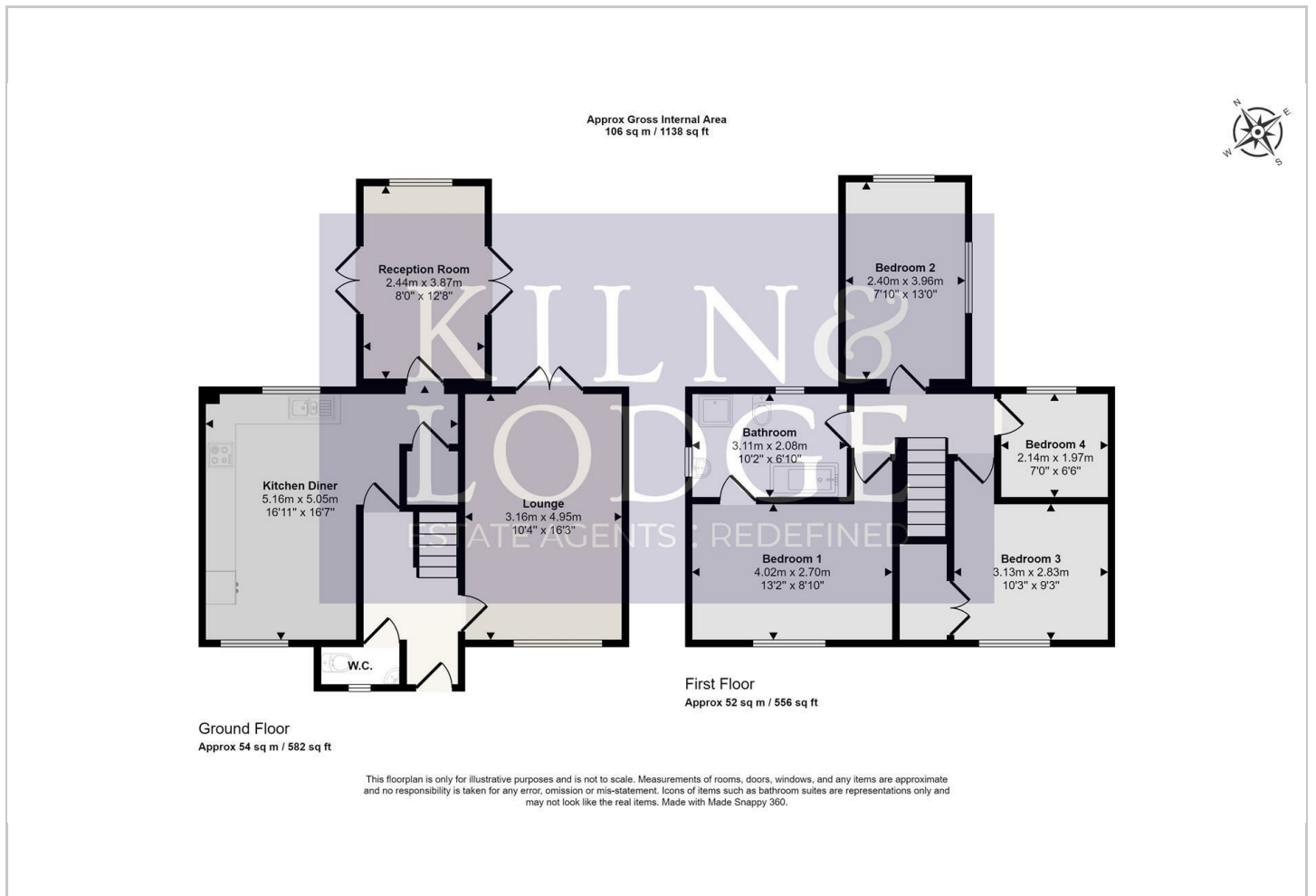
## Hybrid Map



## Terrain Map



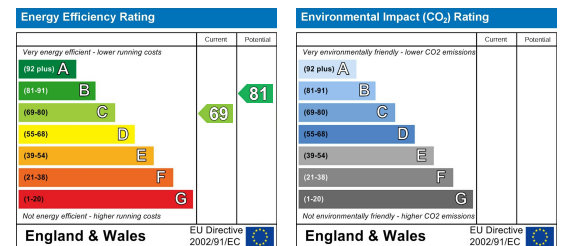
## Floor Plan



## Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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