

KILN & LODGE

ESTATE AGENTS : REDEFINED



8 Priors Field

Bicknacre, Chelmsford, CM3 4XY

Guide price £995,000



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ACCOMMODATION

Entrance Hall

Stairs to first floor. Wood flooring. Radiator Under stairs cloaks storage cupboard.

WC

Close coupled W.C. Wash hand basin set into vanity unit. Traditional radiator with towel rail. Part tiled to walls and tiled to floor.

Dining Room

Window to front. Wood floor. Radiator.

Study

Window to side. Radiator. Wood flooring.

Lounge

French doors to rear. Window to front. Two radiators. Wood burner. Versace Wallpaper.

Kitchen/ Breakfast Room

Triple aspect room with a window to rear, two windows to side and further window to the alternate side of the room. French doors to garden. Designer style radiator. Range of base and eye level units with inset 1 & 1/2 bowl sink unit. Glass splashback. Integral dishwasher. Fitted 'De Dietrich' coffee machine, combi microwave oven and warming tray beneath. Recessed 'Liebherr' American style fridge/freezer. Island unit with solid Corian worktops. Two integral electric ovens and five ring gas hob with modern extractor above. The island unit features a breakfast bar with seating for 7/8 people. Seamless concrete resin flooring. Wood burner.

Utility Room

Door to garden. Base and eye level units with solid quartz worktops incorporating a stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Tiled floor. Cupboard housing replaced gas central heating boiler.

First Floor

Landing

Stairs to ground/first floor. Window to front. Two radiators. Large airing cupboard housing 'Megaflor' hot water cylinder.

Bedroom One

Two windows to front. Window to rear. Two radiators.

Dressing Room

Window to rear. Radiator. Fitted wardrobes to all walls.

Ensuite

Obscure window to front. Towel radiator. Close coupled W.C. Wash hand basin with twin drawer storage below. Large open shower cubicle with glass screen, rainfall shower head and hand held shower attachment. Recessed shelving. Tiled to floor. Part tiled walls. Extractor.

Bedroom/Dressing Room

Window to rear. Radiator. Fitted wardrobes to all walls.

Bedroom

Window to front. Radiator. Double fitted wardrobe. Further single fitted wardrobe. Door to:-

Ensuite

Obscure window to side. W.C with concealed cistern. Shower cubicle. Wash hand basin set into vanity unit. Tiled to walls and floor. Towel radiator. Extractor.

Bathroom

Obscure window to rear. W.C with concealed cistern. Wash hand basin set into vanity unit. Back to wall bath. Tiled to walls and floor. Towel radiator.

Bedroom

Window to side. Radiator

Second Floor

Tel: 01245 330764

Landing

Velux window. Window to rear. Radiator. Stairs to first floor.

Bedroom/Dressing Room

Window to rear. Radiator. Velux window. Access to loft space. Fitted wardrobes to one wall and dressing table.

Bedroom

Velux window. Radiator

Shower Room

Velux window. Close coupled W.C. Wash hand basin set into vanity unit. Corner shower cubicle with 'Aqualisa' shower controls. Tiled floor with underfloor heating. Towel radiator.

Bedroom

Two obscure windows to side. Radiator.

Exterior

Frontage

Access to converted garaging. Driveway parking for numerous vehicles. Lawn area to the front. Laurel hedging. Various plants and shrubs.

Rear Garden

Fully landscaped garden commencing with an Indian

sandstone patio area to three sides of the garden. Fenced/brick walled borders. Laid to lawn with raised sleeper shrub and flower borders. Outside tap. Side gate. Summerhouse to remain.

Double garage

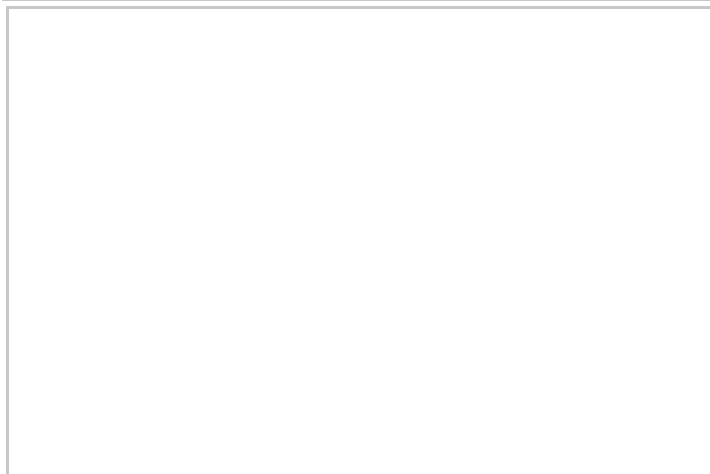
L shaped. Power and light connected. Two up and over doors. Part converted into:

Boot Room

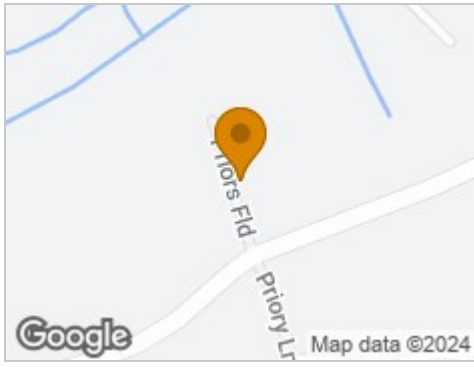
Door to garden. Tiled floor with underfloor heating. Door to garage.

Gym

French doors to garden. Wood floor with underfloor heating. Door to:-



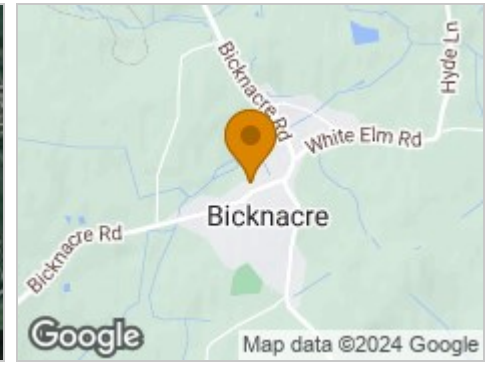
Road Map



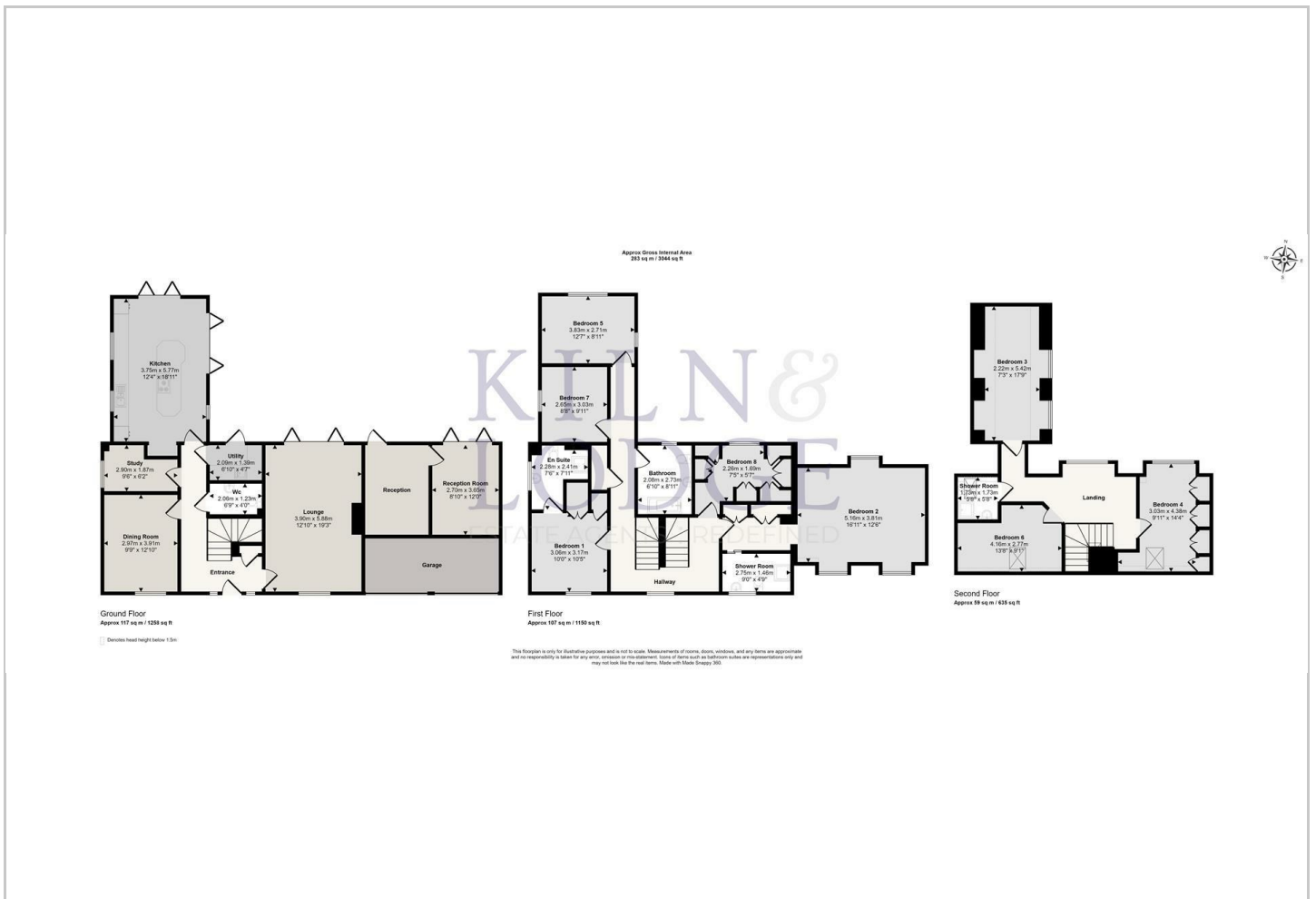
Hybrid Map



Terrain Map



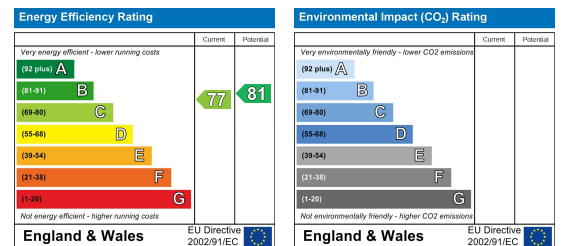
Floor Plan



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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