



## 60 Goshawk Drive

Chelmsford, CM2 8XP

Offers in excess of £430,000



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## Entrance Hall

Entrance door, door to garage, door to:

## Lounge

17'7 x 12 (5.36m x 3.66m)

Window to front, radiator, feature fireplace, engineered oak flooring, stairs to first floor open to:

## Dining Room

11' x 8'2 (3.35m x 2.49m)

doors to rear garden and kitchen, engineered Oak flooring, radiator.

## Kitchen

11'1 x 7'1 (3.38m x 2.16m)

Window to rear, range of fitted, integrated dishwasher and electric oven. Space and plumbing for fridge/freezer and washing machine, work surfaces incorporate sink unit with mixer taps and gas hob.

## Conservatory

10'6 x 6'10 (3.20m x 2.08m)

Windows to side and rear, doors to rear, radiator.

## First Floor

## Landing

Stairs to ground floor, access to loft

## Bedroom One

11'10 x 10'7 (3.61m x 3.23m)

window to front, fitted wardrobes, radiator.

## Bedroom Two

10'7 x 7'11 (3.23m x 2.41m)

Window to rear, Radiator

## Bedroom Three

8'9 x 7'6 (2.67m x 2.29m)

Window to front, fitted wardrobes, radiator.

## Four Piece Bathroom

9'2 x 7'5 (2.79m x 2.26m)

Window to rear, panelled bath, shower cubicle, wash hand basin, tiled walls, heated towel rail.

## Exterior

## Frontage

Off road parking for up to 4 cars, access to rear garden.

## Integral Garage

Roller shutter door to front, power and light connected door to porch.

## Rear Garden

Commencing with a paved patio area, remainder laid to lawn with fencing to boundaries, access to front.





Road Map



Hybrid Map



Terrain Map



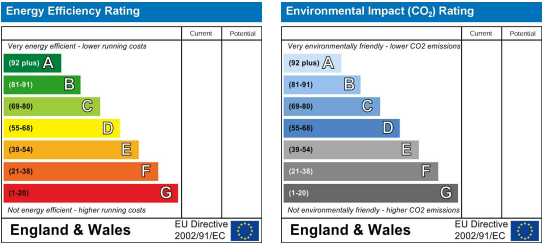
Floor Plan



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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