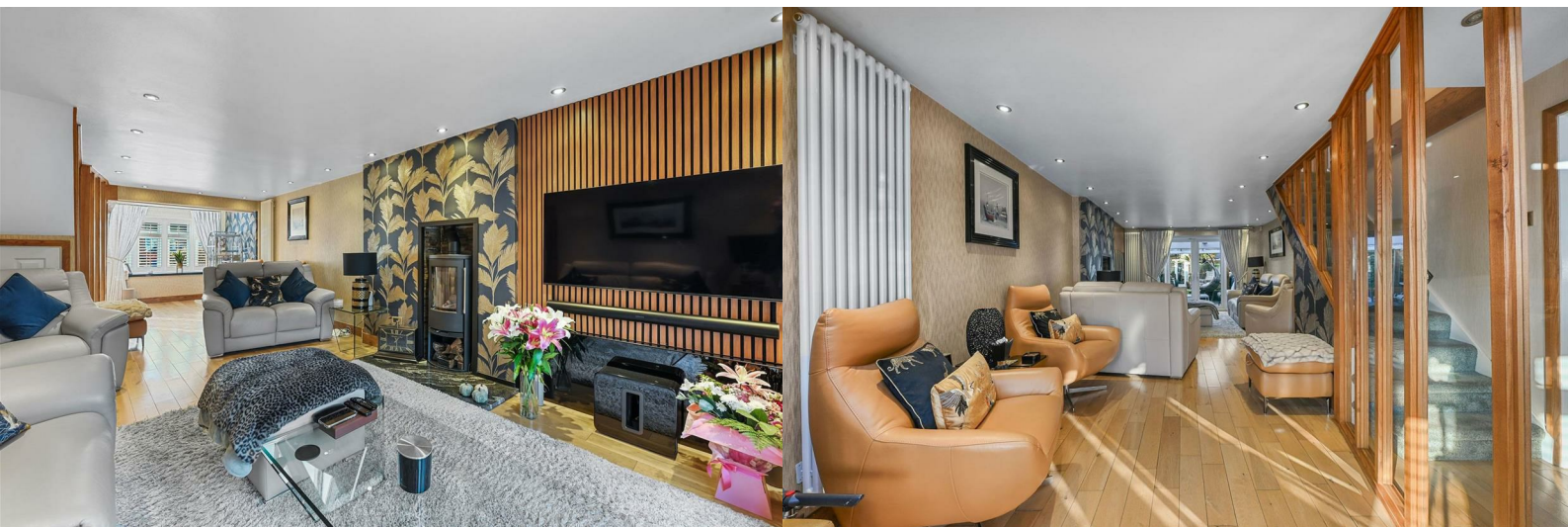




## 123 Linnet Drive

Chelmsford, CM2 8AG

£500,000 to £525,000 GUIDE PRICE





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## Entrance Hall

Entrance door, stairs to first floor.

## Dining Room

11'5 x 7'3 (3.48m x 2.21m)

Window to front, carpet, radiator. Air conditioning.

## Lounge

29'10 x 11'10 (9.09m x 3.61m)

Window to front, doors to rear, oak flooring, log burner, radiator.

## Kitchen

11'3 x 7'9 (3.43m x 2.36m )

Window to rear, door to side. Range of fitted units to eye and base level. Integrated electric oven and microwave. Space and plumbing for fridge/freezer and dishwasher. Granite work surfaces incorporate sink unit with mixer taps and gas hob.

## WC

Close coupled WC, wash hand basin.

## First Floor

### Landing

Stairs to ground floor, airing cupboard, loft access.

### Bedroom One

14'6 x 8'8 (4.42m x 2.64m)

Window to front, skylight, air conditioning unit, fitted wardrobes and drawers

### Bedroom Two

11'10 x 9'5 (3.61m x 2.87m)

Window to rear, fitted cupboards, radiator, air conditioning.

## Bedroom Three

9'3 x 5'10 (2.82m x 1.78m)

Window to front, radiator, fitted mirror wardrobes.

## Family Bathroom

9'4 x 5'9 (2.84m x 1.75m)

Window to rear, walk in shower, close coupled WC, wash hand basin, fully tiled, heated towel rail.

## Exterior

### Utility Room

7'4 x 4' (2.24m x 1.22m)

Door to side, space and plumbing for washing machine and tumble dryer.

### Off Road Parking

Block paved driveway, side access.

### Landscaped Rear Garden

Paved patio area with a glass canopy. Hot Tub to remain. Access to front. Lawned area with various bushes, flowers and shrubs.

### Bar/Games Room

14'3 x 9'7 (4.34m x 2.92m)

Window and door to front. Built in Bar with power and light connected. Air conditioning.

### Workshop







Road Map



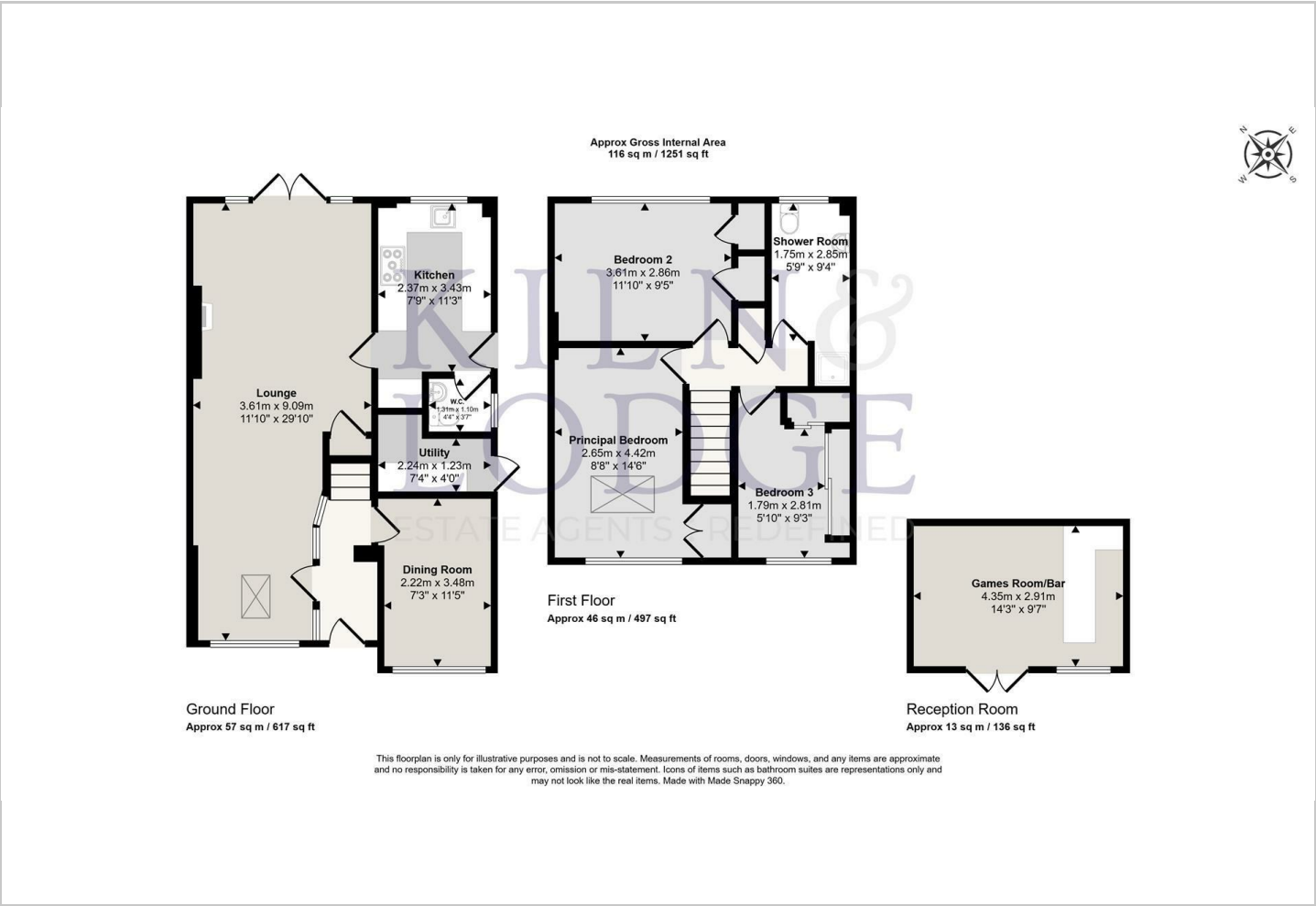
Hybrid Map



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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