



## 3 Paddock Drive

Chelmsford, CM1 6SS

Asking price £485,000



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## Entrance Hall

6'4 x 3'5 (1.93m x 1.04m)

A good sized hallway with stairs to the first floor, door to:

## WC

6'3 x 3'1 (1.91m x 0.94m)

## Living Room

17'3 x 10'6 (5.26m x 3.20m)

The ideal space to relax in the evening with a feature fireplace. The room then opens into:

## Kitchen/Diner/Family Room

18' x 17' (5.49m x 5.18m)

A stunning open plan room with plenty of storage cupboards, granite work space and a breakfast bar. There's an integrated electric oven, hob, dishwasher and fridge/freezer. Lots of room for a dining table.

## Utility Room

7' x 3'5 (2.13m x 1.04m)

Plumbing for a washing machine and tumble dryer. Boiler.

## First Floor

## Landing

## Bedroom One

15' x 9'9 (4.57m x 2.97m)

A great size dual aspect double bedroom.

## Bedroom Two

10'6 x 10' (3.20m x 3.05m)

A double bedroom with a window to the front.

## Bedroom Three

10'5 x 6'11 (3.18m x 2.11m)

A good size bedroom with a window to the rear.

## Bedroom Four

11'5 x 5'4 (3.48m x 1.63m)

A single bedroom with a window to the rear.

## Family Bathroom

7'5 x 5'7 (2.26m x 1.70m)

A modern, white bathroom suite comprising a bath with shower over, wc and wash hand basin.

## Exterior

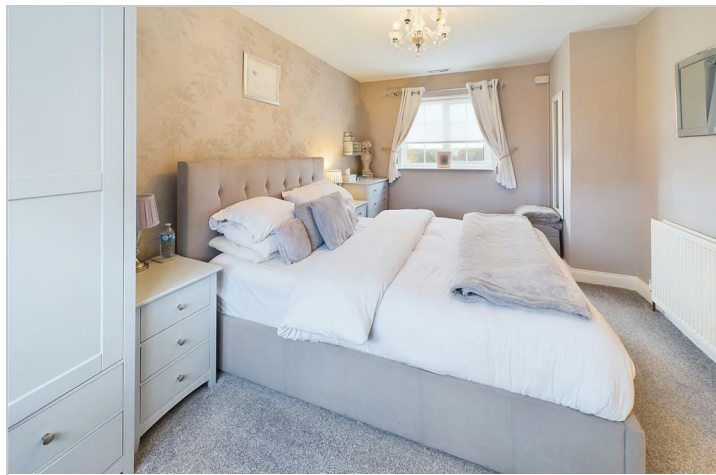
## Frontage/Parking

Hardstanding providing parking for two/three cars.

## Rear Garden

A landscaped garden with a patio area, lawn, shed and access to the side of the house.







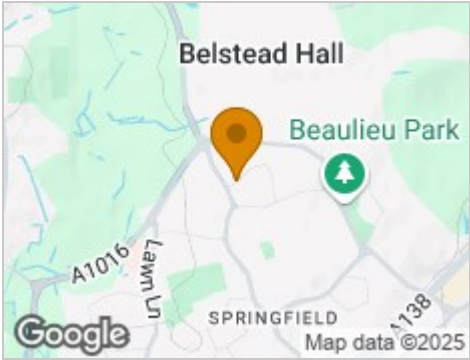
Road Map



Hybrid Map



Terrain Map



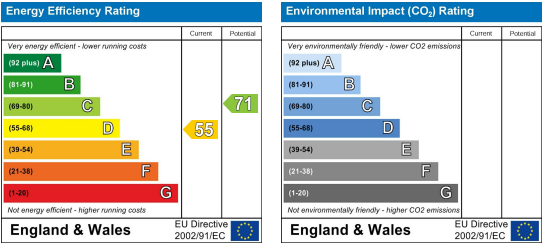
Floor Plan



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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