



13 Linnet Drive

Chelmsford, CM2 8AD

Asking price £475,000





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**Entrance Porch**  
Entrance door, window to front.

**Entrance Hall**  
15'5 x 3' (4.70m x 0.91m)  
Wood effect flooring, stairs to first floor, radiator, window to side.

**WC**  
5' x 2'9 (1.52m x 0.84m)  
A close coupled WC, wash hand basin

**Living Room**  
16'8 x 10'4 (5.08m x 3.15m)  
A feature fireplace, carpet, radiator, window to front. Open to:

**Dining Room**  
11' x 9'1 (3.35m x 2.77m)  
Wood effect flooring, serving hatch, doors to:

**Conservatory**  
14'7 x 8'10 (4.45m x 2.69m)  
Wood effect flooring, window and doors to carport, garage and also to:

**Kitchen**  
12'2 x 7'5 (3.71m x 2.26m)  
A range of high quality fitted cupboards, integrated electric oven, dishwasher, washing machine and fridge/freezer. Granite work surfaces incorporate ceramic sink unit and gas hob with extractor hood over. Window to side.

**First Floor**

**Landing**  
7'3 x 6'9 (2.21m x 2.06m)  
Access to loft, storage cupboard, window to side, stairs to ground floor.

**Bedroom One**  
12'2 x 9'9 (3.71m x 2.97m)  
Fitted wardrobes, carpet, window to front

**Bedroom Two**  
10'11 x 9'9 (3.33m x 2.97m)  
Carpet, radiator, fitted wardrobes, window to rear.

**Bedroom Three**  
10'6 x 6'9 (3.20m x 2.06m)  
Carpet, radiator, storage cupboard, window to front.

**Family Bathroom**  
7'11 x 6'10 (2.41m x 2.08m)  
Shower cubicle, close coupled wc, vanity wash hand basin, storage cupboards, heated towel rail, fully tiled. Window to rear.

## Exterior

**Frontage**  
Off road parking for numerous cars leading to garage and entrance porch. Various, flowers, shrubs and trees to border.

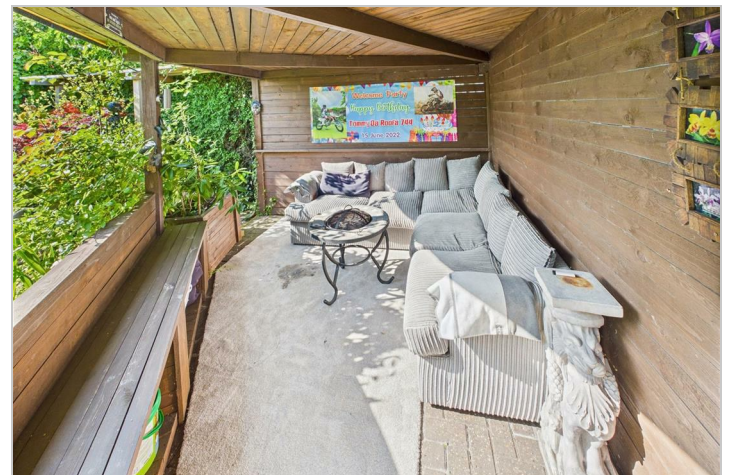
**Carport**  
36'8 x 7'5 (11.18m x 2.26m)  
Garage door to front, hardstanding leading to:

**Garage**  
22' x 8'3 (6.71m x 2.51m)  
Power and Light connected, space for tumble dryer. Storage and shelving.

**Landscaped Rear Garden**  
Blocked paved patio area, artificial grass, various flowers, trees, bushes and shrubs providing seclusion. Additional covered seating area. Timber shed to remain.

Tel: 01245 330764







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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