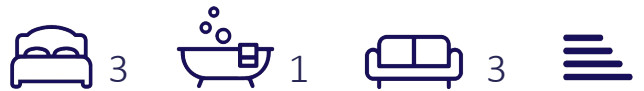




13 Linnet Drive

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



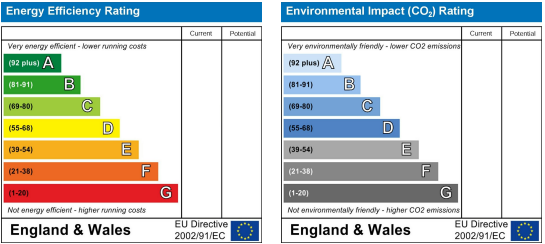
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.