for sale

offers in the region of

£450,000



Pipchin Road Chelmsford CM1 4XT

Located in the sought-after Newlands Spring area of Chelmsford, this extended semi-detached family home offers modern, flexible living in a prime location.







# Pipchin Road Chelmsford CM1 4XT

#### **Entrance Porch**

Radiator.

#### **Downstairs Cloakroom**

Low level WC, pedestal hand wash basin, double glazed window to the front aspect, radiator.

## **Living Room**

18' max x 13' 1" (5.49m max x 3.99m)

Stairs leading to the first floor, radiator, open access to the conservatory.

#### Kitchen

18' x 9' 3" ( 5.49m x 2.82m )

Inset stainless steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, built in oven and hob, space for American style fridge-freezer, space for appliances, door to the garage, double glazed window to the front aspect.

# Conservatory

31' x 11' (9.45m x 3.35m)

Double glazed patio doors and windows to the rear aspect, electric fireplace, radiator,

# Office Space/Store

Currently a store rooms could be used as office space.







# **First Floor Landing**

Double glazed window to the front aspect, storage cupboard, loft access.

#### **Bedroom One**

11' 8" x 11' 5" ( 3.56m x 3.48m )
Double glazed window to the rear aspect, built in mirror fronted wardrobe, radiator.

### **Bedroom Two**

12' 1" x 10' 2" ( 3.68m x 3.10m )
Double glazed window to the rear aspect, radiator.

## **Bedroom Three**

9' 2" x 7' 6" ( 2.79m x 2.29m )

Double glazed window to the front aspect, storage cupboard.

# **Family Bathroom**

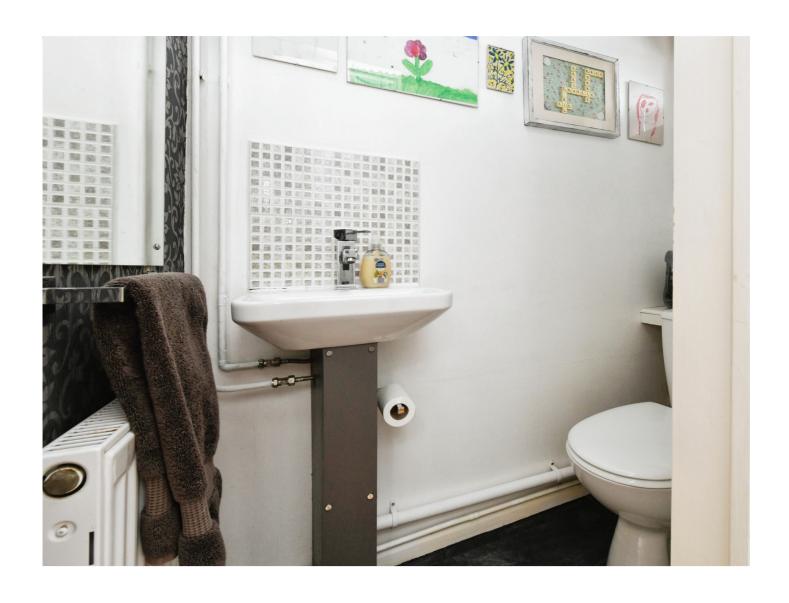
Low level WC, vanity hand wash basin with cupboard under, panelled bath with rain fall shower unit above, downlighters, towel rail, double glazed window to the front aspect.

#### Rear Garden

Paved patio area, shingled area, two sheds to remain.

## Garage

Recently installed (2024) electric roller door, power and light connected.





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