



**Drywoods, Chelmsford, CM3 5ZG**  
OIEO £775,000 Freehold

## Drywoods, South Woodham

Ferrers OIEO £775,000

- NO ONWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE
- ENSUITE & DRESSING ROOM TO MAIN BEDROOM
- OPEN PLAN REFITTED KITCHEN/ DINING
- UTILITY ROOM
- IMPRESSIVE LARGE ORANGERY
- REAR GARDEN & MEDETERANIAN STYLE COURTYARD

**GENERAL PROPERTY DESCRIPTION** Martin & Co are delighted to offer this wonderfully presented **FOUR BEDROOM** detached house, set back off the road with ample parking as well as a **DOUBLE GARAGE**. Upon entering, you're greeted by a spacious entrance hall adorned with high-quality herringbone flooring, accompanied by a convenient ground floor cloakroom. The entrance hall gracefully leads to a generous dual-aspect lounge featuring a striking inset coal effect gas fire. Across the hall, glazed double doors unveil the recently refitted kitchen, showcasing a large central island fitted with premium Corian worktops, an under-mount sink, a fitted dishwasher, and a drinks fridge. The kitchen also offers a range of storage units, a built-in AEG double oven, and an inset five-ring gas hob with extractor, complemented by a large American-style fridge freezer (available by separate negotiation). The flooring seamlessly extends from the entrance hall through the kitchen into the impressive light and airy Orangery. This delightful living space is bathed in natural light, courtesy of the glass lantern roof and bi-fold doors that open onto the garden paved terrace. Beyond the orangery lies a door



leading to a charming sheltered Mediterranean courtyard area, with access to a utility/wine store and a personal door to the double garage.

Upstairs, you'll find four generously proportioned bedrooms, with the main bedroom featuring a dressing room complete with built-in wardrobes, a dressing table, and lighting. Additionally, this bedroom boasts an ensuite shower room, offering an enclosed shower with a square rainfall shower head, a wall-hung vanity sink unit, a WC, and a tall ladder-style towel radiator. Two of the additional bedrooms benefit from built-in wardrobe storage. Completing the upper level is the main family bathroom, featuring a shower over the bath with a glass screen, a large square rainfall shower head, a wall-hung vanity sink unit, a WC, and a tall ladder-style towel radiator.

Outside, the property showcases a neat rear garden, featuring a spacious patio entertaining area, a lawn expanse, and a summer house with power and light connected. There are two access points from the rear garden to the front. The front of the property is set back from the road, boasting a tarmac driveway

leading to the double garage, equipped with twin roller shutter doors. Currently set up as a gym, the garage's equipment, flooring, and units can be included as part of the sale.

Conveniently located near the Country Park and River, this property is within sensible walking distance to the town centre and local schools. With the railway offering links to London Liverpool Street approximately 1 mile away, this property presents a rare opportunity for refined living. A viewing is highly recommended to fully appreciate all that this property has to offer.

HALLWAY 5' 9" x 20' 7" (1.75m x 6.27m)

LIVING ROOM 13' 6" x 16' 5" (4.11m x 5m)

WC 4' 2" x 3' 11" (1.27m x 1.19m)

KITCHEN /BREAKFAST ROOM 12' 3" x 18' 3" (3.73m x 5.56m)

UTILITY ROOM 8' 6" x 4' 9" (2.59m x 1.45m)

ORANGERY 19' 0" x 19' 4" (5.79m x 5.89m)

UTILITY ROOM 10' 0" x 2' 5" (3.05m x 0.74m)

LANDING 11' 5" x 3' 0" (3.48m x 0.91m)

BEDROOM ONE 12' 9" x 12' 10" (3.89m x 3.91m)

DRESSING ROOM 7' 3" x 6' 5" (2.21m x 1.96m)

ENSUITE 6' 5" x 5' 11" (1.96m x 1.8m)

BEDROOM TWO 10' 0" x 10' 6" (3.05m x 3.2m)

BATHROOM 9' 8" x 5' 6" (2.95m x 1.68m)

BEDROOM THREE 10' 3" x 8' 3" (3.12m x 2.51m)

BEDROOM FOUR 10' 4" x 7' 9" (3.15m x 2.36m)

GARAGE 18' 9" x 16' 6" (5.72m x 5.03m)











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**Approximate total area<sup>(1)</sup>**  
 2123.42 ft<sup>2</sup>  
 197.27 m<sup>2</sup>

**Reduced headroom**  
 3.54 ft<sup>2</sup>  
 0.33 m<sup>2</sup>



(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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