

12 Fawkner Close, Chelmsford, CM2 6UP

£635,000

*** VERY DESIRABLE LOCATION - ATTRACTIVE LANDSCAPED GARDENS - AMPLE PARKING AND DOUBLE WIDTH GARAGE *** An extended, modernised and extremely well presented FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A VERY PLEASANT AND QUIET MEWS. The property enjoys well planned and spacious accommodation throughout which includes: Ground floor: INVITING ENTRANCE HALL, MODERN CLOAKROOM, GOOD SIZE SITTING ROOM WITH OPEN ASPECT TO SNUG/FAMILY AREA, L-SHAPED OPEN PLAN MODERN REFITTED KITCHEN/DINER (all integrated appliances to remain), LARGE CONSERVATORY. First floor: FOUR GOOD SIZE BEDROOMS, EXTENDED MASTER BEDROOM (19'7 Depth), BEDROOM TWO HAS AN EN SUITE BATHROOM (white suite), MODERN FAMILY SHOWER ROOM (off landing).

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LOCALITY INFORMATION

The property is situated in an extremely pleasant quiet mews position. It is a short walk from a large superstore and the Chelmer Village Retail Park. The Fox and Raven public house and Miller and Carter restaurant are also within easy walking distance. There are excellent road links to both the city centre with mainline station to London and the A12. In close proximity are the Rainbow Pre-School, Barnes Farm Infant and Junior Schools and Chancellor Park Primary School. Chelmer Village Green and Brook End Gardens, both with playing areas, are nearby.

ACCOMMODATION COMPRISES

Solid wood entrance door with two leaded light windows to hall.

INVITING ENTRANCE HALL



Radiator, stairs to first floor with wooden banisters and deep under cupboard, frosted upvc double glazed window.

HALL VIEW FROM THE LANDING



MODERN CLOAKROOM



White suite comprising low level wc, vanity wash hand basin with integrated drawer, radiator, tiled flooring, frosted upvc double glazed window.

ADDITIONAL VIEW



GOOD SIZE SITTING ROOM 17'11" x 10'6" (5.47 x 3.22)



The focal point of the room is the feature limestone fireplace, two radiators, upvc double glazed window to front and wide opening through to the snug/family area.

FURTHER VIEW



FEATURE LIMESTONE FIREPLACE



SNUG/FAMILY AREA 9'10" x 9'6" (3 x 2.92)



This room is part of an extension to the original build. Radiator, upvc double glazed picture window with fan lights overlooking the rear garden, upvc double glazed French doors with windows either side to conservatory.

VIEW FROM SNUG/FAMILY AREA TO SITTING ROOM



ADDITIONAL VIEW



MODERN REFITTED KITCHEN/DINER 16'7" x 8'0" maximum, narrows to 6'0" minimum (5.07 x 2.44 maximum, narrows to 1.84 minimum)

A well appointed room with plenty of worktop space comprising ample drawers, pull out cupboards and bin disposal below, all integrated appliances to remain include: Belling four ring ceramic hob, Whirlpool extractor hood above, Zanussi double oven/grill, fridge, separate freezer, dish washer and washing machine, range of eye level cabinets with personal lighting below, tiled flooring, upvc double glazed French doors to conservatory.

MAIN KITCHEN



DINING AREA 10'3" x 9'11" (3.13 x 3.04)



Radiator, upvc double glazed window to front.

DINING VIEW FROM KITCHEN AREA



LARGE CONSERVATORY 17'7" x 9'10" (5.38 x 3)



Full width bifold doors to rear garden, sloped roof with two fan lights, tiled flooring, door to garage.

REVERSE ANGLE



LANDING

Radiator, access to roof space, walk in cupboard.

BEDROOM ONE 19'7" x 9'8" narrows to 7'6" to dressing area (5.97 x 2.95 narrows to 2.29 to dressing area)



This room is part of an extension to the original build. Radiator, laminate flooring, dual aspect upvc double glazed windows.

BED AREA



DRESSING AREA



REVERSE VIEW



BEDROOM TWO 13'2" x 10'6" (4.03 x 3.21)



EN SUITE BATHROOM 7'0" x 6'3" (2.15 x 1.93)



Radiator, laminate flooring, upvc double glazed window to front.

White suite comprising panelled bath, pedestal wash hand basin, low level wc, laminate flooring, fully tiled walls, radiator, frosted upvc double glazed window to front with ornamental tiled sill.

BEDROOM THREE 10'9" x 8'8" (3.28 x 2.66)



Radiator, deep built in over stair cupboard, upvc double glazed window to front.

BEDROOM FOUR 9'2" x 6'11" (2.81 x 2.13)



Radiator, upvc double glazed window to rear.

MODERN FAMILY SHOWER ROOM 7'2" x 5'6" (2.20 x 1.70)



White suite comprising a walk in double shower unit, low level wc, vanity wash hand basin, heated towel rail, frosted upvc double glazed window to rear.

FURTHER VIEW



PLEASANT SECLUDED SLATE BED AREA TO FRONT



A pleasant secluded area for maybe a morning tea or coffee.

DETACHED DOUBLE WIDTH GARAGE 17'5" width x 16'4" depth (5.31 width x 4.99 depth)

Brick built with twin up and over doors, gas combination boiler, power and light, eaves storage space, personal door to conservatory.

UNOVERLOOKED LANDSCAPED REAR GARDEN



A beautiful garden which has been thoughtfully designed. Laid to lawn with two separate decking/pergola features and corner paved patio area. There are paved/stoned stepping pathways to the rear elevation and also through to the side garden.

FURTHER VIEW



SECLUDED FEATURE DECKING/PERGOLA



Located to the rear elevation adjacent to the snug/family area.

REAR ELEVATION

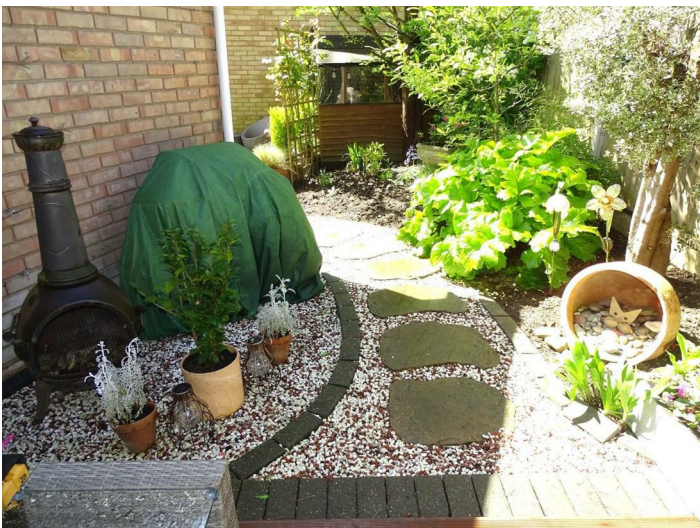


A private paved patio and small lawn area can be found to the left hand side of the property.

ADDITIONAL FEATURE DECKING/PERGOLA



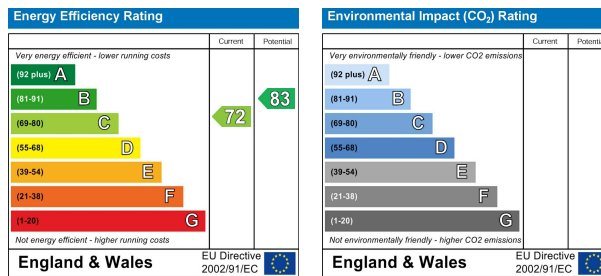
ATTRACTIVE STEPPING/STONE PATHWAY



PRIVATE SIDE PATIO



APPROX INTERNAL FLOOR AREA 169 SQ M (1820 SQ FT)
 This floorplan is for illustrative purposes only and is **NOT TO SCALE**
 All measurements are approximate **NOT** to be used for valuation purposes
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