



3 Traddles Court, Chelmsford, CM1 4XZ

£710,000

**\*\* FULL RANGE OF SOLAR PANELS - PRIVATE MEWS POSITION - INTEGRAL GARGAE & LARGER THAN AVERAGE DETACHED GARAGE \*\*** An extended FOUR BEDROOM DETACHED FAMILY HOME enjoying excellent accommodation throughout with TWO EN SUITES AND A FAMILY BATHROOM. The ground floor is a great space for entertaining. An internal viewing is required to appreciate the full quality of this lovely home. Ground floor: PORCH AREA WITH OPEN ASPECT TO AN L-SHAPED HALL, CLOAKROOM, LARGE SITTING ROOM WITH OPEN ASPECT TO DINING ROOM, HIGH QUALITY KITCHEN/BREAKFAST ROOM (Fitted in 2020 and includes range gas cooker, two ovens, extractor hood and dish washer), OPEN ASPECT TO SNUG. First floor: FOUR BEDROOMS (bedroom one with walk on balcony), TWO EN SUITE SHOWER ROOMS AND A GOOD SIZE FAMILY BATHROOM. The property has upvc double glazing and gas heating. There is ample brick paved driveway parking.

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#### AGENTS NOTE - PRIVATE SETTING

The property is located in a very pleasant cul de and is positioned nicely in a quiet mews with one other home. The brick paved driveway approach to the house is shared with number 2.

#### LOCALITY INFORMATION

The property is situated in a very desirable mews and is within walking distance of a local Morrisons's Supermarket and shopping parade on Broomfield Road with a variety of shops available including a Tesco's store.

There are frequent bus services in to Chelmsford City centre which has an excellent range of shops and recreational facilities and mainline station to London Liverpool Street.

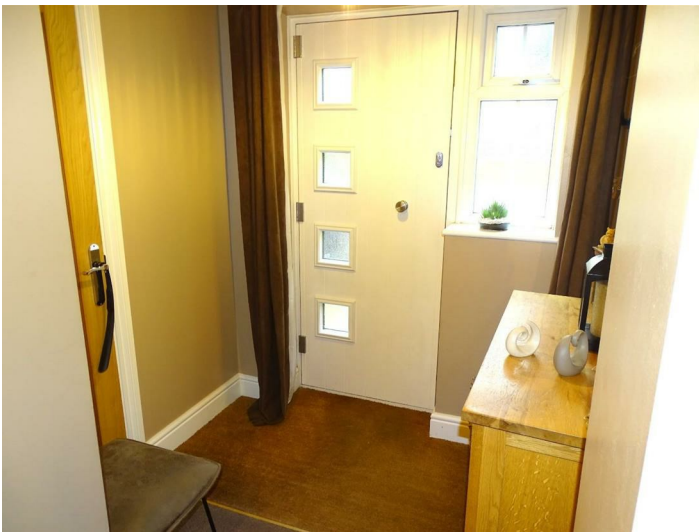
The property is within a reasonable walking distance of the City centre and excellent schools to include King Edward Grammar School, Chelmsford High School for girls and St John Payne Roman Catholic School.

There is a local park close by.

#### ACCOMMODATION COMPRISES

Composite entrance door with four frosted double glazed windows to porch area.

#### PORCH AREA



L-SHAPED PORCH AND HALL 12'3" maximum depth x 14'4" maximum width (3.74 maximum depth x 4.37 maximum width)



Radiator, frosted upvc double glazed window to front, built in cupboard for ironing board, stairs to first floor with deep storage cupboard under, oak doors to sitting room and cloakroom and glazed door to kitchen/breakfast room.

#### CLOAKROOM

White suite comprising low level wc with push button flush, wash hand basin with tiled splashbacks and cupboards below, radiator, tiled flooring.

SITTING ROOM 18'4" maximum depth in to bay x 21'0" maximum width (5.60 maximum depth in to bay x 6.41 maximum width)



Three radiators, laminate flooring, swan neck coving, wall light points, bay upvc double glazed window to front, glazed door to snug and open aspect through to dining room..

**FURTHER VIEW**



**DINING ROOM 14'0" x 8'11" (4.29 x 2.74)**



Radiator, laminate flooring, swan neck coving, three upvc double glazed windows.

**KITCHEN/BREAKFAST ROOM (Fitted in 2020) 17'4" x 9'1" (5.30 x 2.78)**



Excellent range of Quartz worktop space complemented by cream fronted gloss units incorporating ample drawers, cupboards and a eye level cabinets, appliances to remain include a Smeg six range gas cooker, two ovens, AEG extractor hood above and dish washer. Radiator, numerous inset ceiling spot lights, laminate flooring, upvc double glazed window to rear and open aspect through to the snug.

**BREAKFAST AREA**





SNUG 15'6" x 5'9" (4.74 x 1.76)

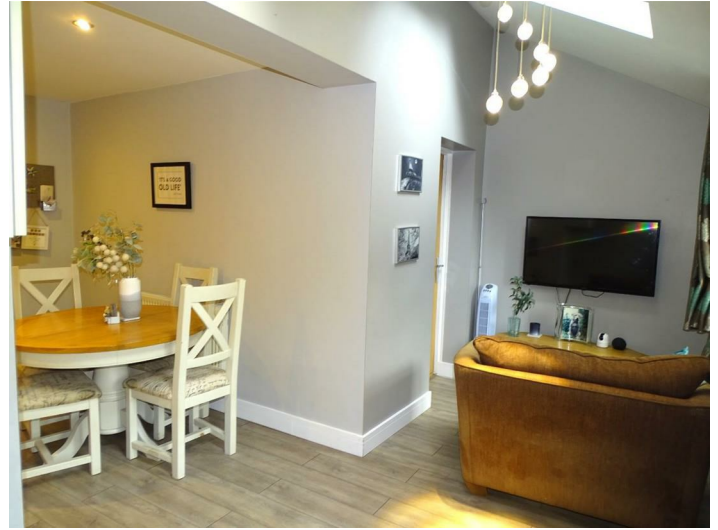


A feature vaulted ceiling has two Velux sky lights, laminate flooring, upvc double glazed window to rear and French doors to rear garden, Glazed door to sitting room.

VAULTED CEILING



OPEN PLAN TO BREAKFAST AREA



LONG GALLERIED LANDING 21'1" maximum width x 6'7" maximum depth (6.43 maximum width x 2.02 maximum depth)



Radiator, swan neck coving, ornamental upvc double glazed window to front and a further upvc double glazed window to stair area, oak doors to all bedrooms, bathroom, built in cupboard and airing cupboard.



REVERSE VIEW



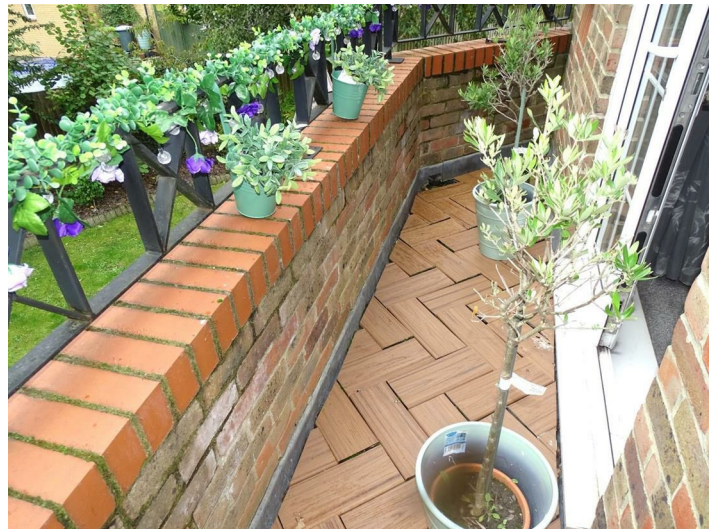
ADDITIONAL VIEW



BEDROOM ONE 18'7" x 10'1" (5.67 x 3.09)

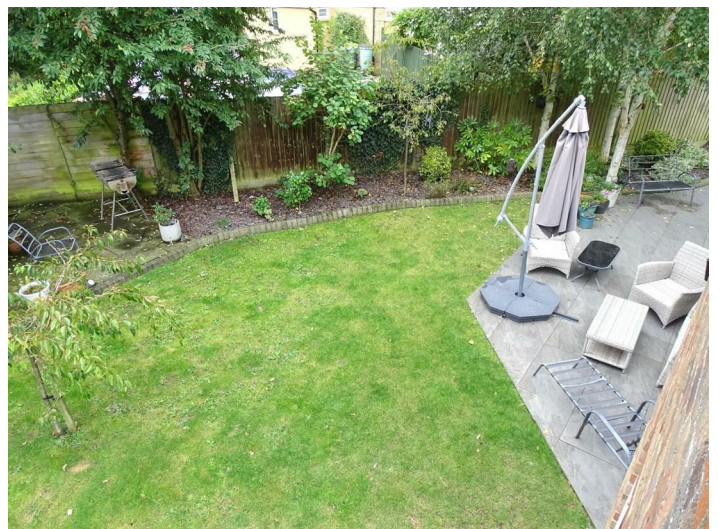


WALK ON BALCONY



Two radiators, upvc double glazed windows to front and rear and French doors to a walk on balcony with a southerly facing aspect. Door to en suite shower room.

BALCONY VIEW TO GARDEN





**EN SUITE SHOWER ROOM**

White suite comprising a wash hand basin, low level wc with push button flush, tiled shower unit, chrome heated towel rail, inset ceiling spot light, frosted upvc double glazed window to rear.

**EN SUITE SHOWER ROOM**



**BEDROOM TWO 15'3" x 9'1" (4.65 x 2.77)**



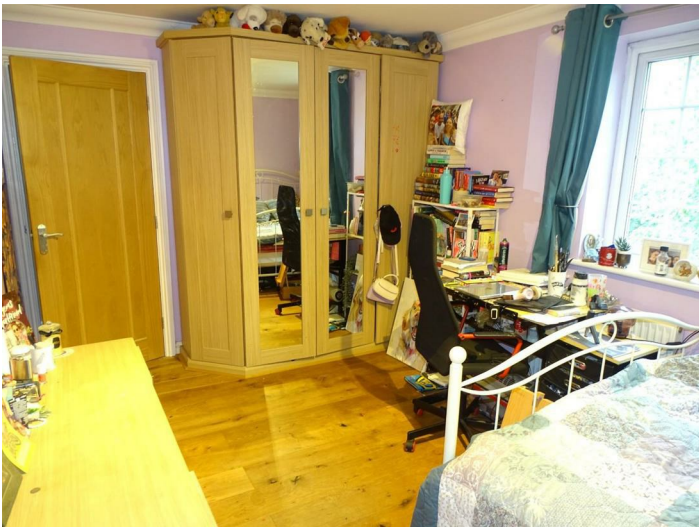
Radiator, laminate flooring, swan neck coving, upvc double glazed window to rear, door to en suite shower room.

White suite comprising a low level wc with push button flush, vanity wash hand basin with cupboards below, double depth walk in tiled shower unit, tiled flooring, chrome heated towel rail, inset ceiling spot light, frosted upvc double glazed window to front.

**BEDROOM THREE 10'10" x 8'11" (3.32 x 2.73)**



**REVERSE VIEW**



Radiator, laminate flooring, swan neck coving, upvc double glazed window to rear.

**BEDROOM FOUR 9'2" x 7'2" (2.80 x 2.19)**



Radiator, deep built in cupboard, upvc double glazed window to rear.



**GOOD SIZE FAMILY BATHROOM 9'7" x 6'3" (2.94 x 1.93)**



White suite comprising a shower bath with screen door, pedestal wash hand basin, low level wc with push button flush, vinyl floor tiles, fully tiled walls, radiator, frosted upvc double glazed window to front.

**FRONT GARDEN**

The front garden is laid to lawn with an established tree and flower and shrubs beds. It has an open aspect with the neighbouring house at number 2. There is side gate access to the rear garden.

**INTEGRAL GARAGE 19 x 8'2 (5.79m x 2.49m)**

Brick built with an up and over door, power and light connected, Daikin Altherma hybrid heat pump gas boiler, part glazed door to rear garden.

**DETACHED LARGER THAN AVERAGE GARAGE 16'6" depth x 13'3" width (5.05 depth x 4.06 width)**



Brick built with an up and over door, power and light connected, eaves storage space, part double glazed upvc door to rear garden.

**GOOD SIZE SOUTHERLY FACING REAR GARDEN**



A pleasantly secluded garden with a large paved patio to the rear and side elevation next to the detached garage. The remainder is mainly laid to lawn with a slate chip bedding area, silver birch trees, well stocked flower and shrub borders and fenced boundaries. There is another paved patio area with and a useful secluded enclosed paved area with a timber shed to remain.

**LARGE PATIO AND GARDEN VIEW**





SIDE GARDEN AREA



BEAUTIFUL SETTING



REAR ELEVATION



SIDE PATIO





**APPROX INTERNAL FLOOR AREA**  
157 SQ M (1690 SQ FT)  
**OUTBUILDING** 36 SQ M (390 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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