

Paul Mason Associates



Partridge Avenue, Chelmsford, Essex, CM1 4JG

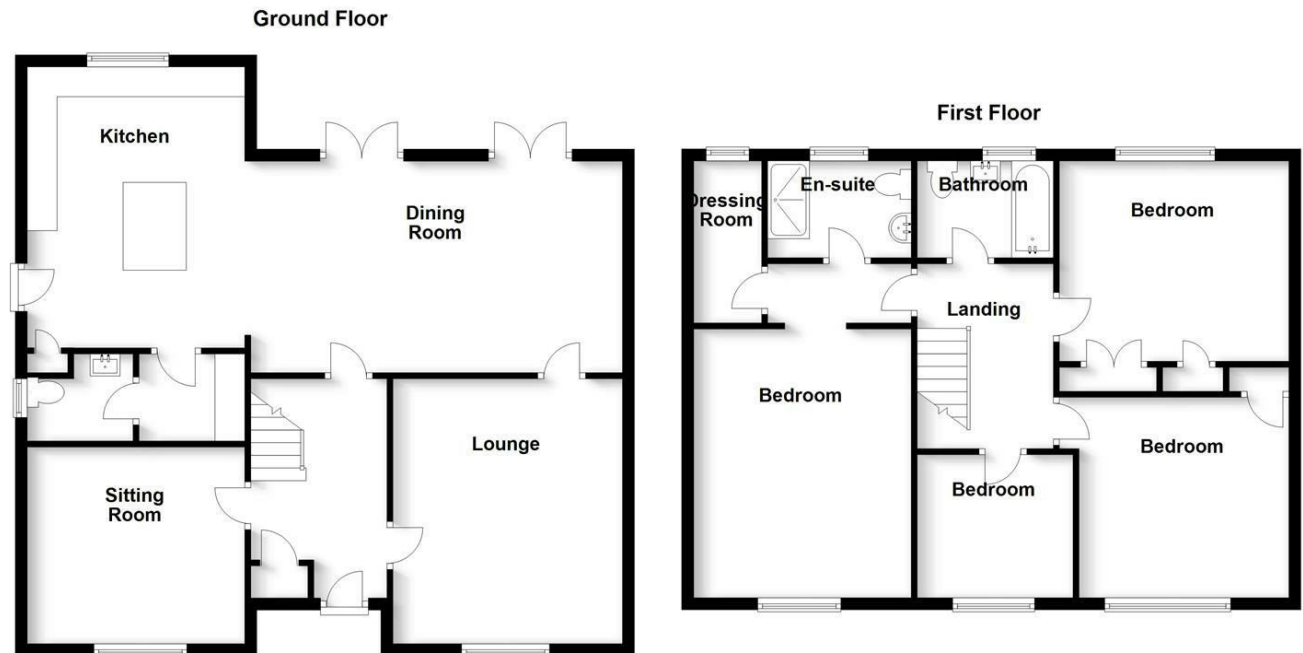
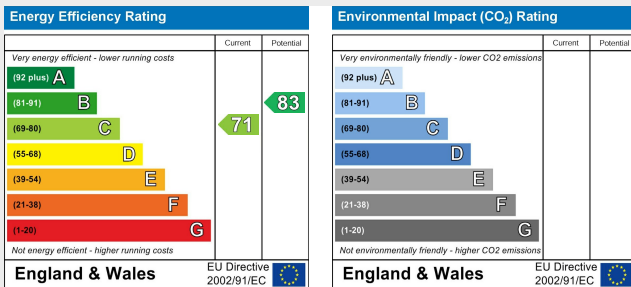
Offers over £625,000



- Spacious Four Double Bedroom Home Close To City Centre
- Delightful 34ft Kitchen / Dining / Family Room Ideal For Entertaining
- Two Further Reception Rooms
- Master Bedroom Suite With Shower Room & Dressing Room
- Bespoke Detached Home Office
- Garage Plus Off Road Parking For Four Vehicles
- Close To Prestigious Grammar Schools & Sports Centre
- South Facing Landscaped Rear Garden
- Easy Access To A12 & Stansted Airport
- Internal Inspection Advised To Appreciate Space On Offer

Welcome to Partridge Avenue, Chelmsford - a convenient location for this spacious, double fronted property that benefits from being in walking distance of Chelmsford City centre and excellent schools, including KEGS and CCHS. Chelmsford Sport & Athletics Centre is also nearby, as is a small parade of shops for those daily essentials.

This double fronted home offers modern living within close proximity to the City Centre. All reception areas are accessed off the central hallway, which also leads to the first floor where you will find four double bedrooms, with the master boasting a dressing room plus en-suite shower room. Externally, there is ample parking for several vehicles, and a landscaped garden with spacious patio and low maintenance lawn area with the added bonus of a detached Home Office.



### Distances:

Chelmsford Station: 1.4 miles

King Edward VI Grammar School: 1.1 miles

Chelmsford County High School: 0.9 miles

Broomfield Hospital: 2.5 miles

A12: 5.8 miles

Stansted Airport: 17.4 miles

### ACCOMMODATION:

#### GROUND FLOOR:

##### Entrance Hall

Centrally positioned providing access to all reception areas and stairs to first floor, understairs storage plus additional cupboard, laminate flooring and smooth coved ceiling.

##### Lounge

4.44m x 3.88m (14'6" x 12'8")

Double glazed bay window to front aspect, inset log burner, architectural radiator, laminate flooring and smooth coved ceiling. Door to Dining Area.

##### Snug / Teenager Lounge

3.68m x 3.25m (12'0" x 10'7")

Double glazed bay window to front aspect, architectural radiator, laminate flooring and smooth coved ceiling.

##### Kitchen / Dining / Family Room

10.36 x 4.75m (max) (33'11" x 15'7" (max))

A magnificent room that spans the entire width of the property to provide an extremely social space for both living and dining. The modern fitted Kitchen area has an abundance of storage and oak work surfaces, all wrapped around the large central island which houses the gas hob with extractor fan over. There is also a built-in double oven plus microwave, integrated dishwasher, tall fridge and separate freezer, plus stainless steel one and half bowl sink and drainer unit with tiled splashbacks,

plus handy larder cupboard. This area also has window overlooking the rear garden and two Velux windows creating a light environment. Doors to side and Utility Room.

The additional Living and Dining Areas both benefit from sets of French doors that lead onto the south facing rear decked area, completing a room that is ideal for either entertaining or relaxing.

##### Utility Room

Entered via a glazed door, this has space for both washing machine and tumble dryer, both set under a wood effect work surface with matching wall units to the kitchen. Tiled flooring, smooth coved ceiling and door to Cloakroom.

##### Cloakroom

Opaque double glazed window to side, LLWC, vanity wash hand basin with tiled splashbacks, tiled flooring and smooth ceiling.

#### FIRST FLOOR:

##### Landing

Benefitting from a sun pipe to ceiling, access to the part boarded loft, radiator, carpet to floor and smooth coved ceiling.

##### Bedroom One

4.23m x 3.68m (13'10" x 12'0")

DGW to front aspect, laminate flooring and smooth coved ceiling. Doors to Dressing Room and En-Suite.

##### Bedroom One - Dressing Room

DGW to rear aspect, laminate flooring and smooth ceiling with sunken spotlights. Additional boarded loft with power and lighting fitted plus boiler.

##### Bedroom One - En-Suite

Opaque DGW to rear aspect, fully tiled, double width shower, LLWC, wall hung vanity wash hand basin, heated towel

rail, tiled flooring and smooth ceiling with sunken spotlights and extractor fan fitted.

##### Bedroom Two

3.93m x 3.00m (12'10" x 9'10")

DGW to rear aspect, built-in wardrobe, airing cupboard, laminate flooring and smooth coved ceiling.

##### Bedroom Three

3.65m x 3.47m (11'11" x 11'4")

DGW to front aspect, built-in cupboard, radiator, laminate flooring and smooth coved ceiling.

##### Bedroom Four

2.67m x 2.42m (8'9" x 7'11")

DGW to front aspect, radiator, laminate flooring and smooth coved ceiling.

##### Family Bathroom

Opaque DGW to rear aspect, fully tiled, panelled bath with central mixer taps and shower over, LLWC, vanity wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights and extractor fan fitted.

#### EXTERIOR:

##### Home Office

3.64m x 2.91m (11'11" x 9'6")

A bespoke built home office with French doors and double glazed windows to front which make this a light and airy work space that has been fully insulated and also benefits from a wall heater and power and lighting fitted. It has laminate flooring and a smooth ceiling with sunken spotlights. This room can also be accessed via the front access gate, therefore enabling it to be independently accessed if used to meet clients.

##### Rear Garden

The landscaped, south facing rear garden commences with a decked area and steps down to a large patio screened by architectural trees, making

it ideal for entertaining. There is also a tree lined, low maintenance lawn area when extends to the side of the property with outside lighting and power fitted. To the side of the property is a courtyard area which leads to the Home Office and also has a wood store, additional storage shed, plus access to the detached garage and front access gate.

##### Garage & Driveway

The block paved driveway provides parking for four vehicles and gives access to the detached garage which has an electric door to front, eaves storage and power and lighting fitted.

##### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

##### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.





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