

Paul Mason Associates



Fairway Drive, Channels, Chelmsford, Essex, CM3 3FH  
Guide price £475,000



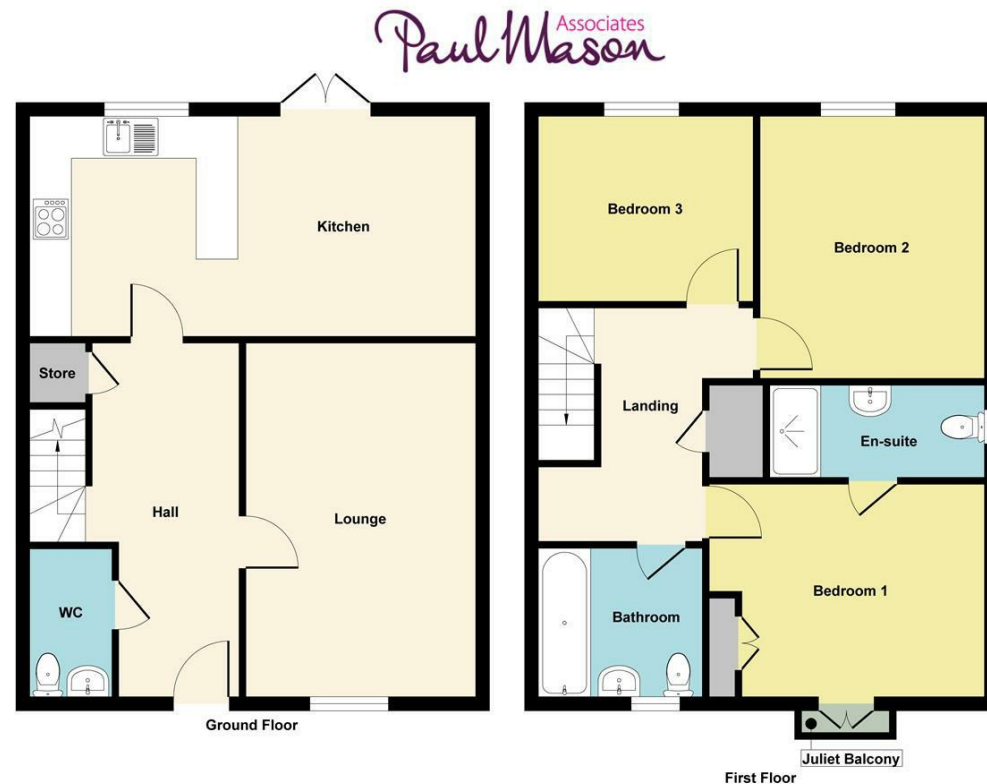
- No onward chain - keys held for viewings
- Three bedroom detached family home
- Modern ensuite shower room, family bathroom and ground floor cloakroom
- 16'9 x 10' lounge
- 19'7 x 9'5 modern high kitchen kitchen/dining room with integrated appliances
- Secluded low maintenance rear garden
- Garage/car port with electric roller door providing parking for two cars
- UPvc double glazing plus Juliet balcony to master bedroom
- Gas central heating
- EPC - B

Situated within the highly sought after Channels Development, is this well presented three bedroom detached family home, being offered with the benefit of NO ONWARD CHAIN. The property has been maintained to a high standard by the present seller with the accommodation comprising a spacious master bedroom with Juliet balcony and ensuite shower room, two further good size bedrooms, modern family bathroom and ground floor cloakroom, 16'9 x 10' lounge and 19'7 x 9'5 modern high kitchen kitchen/dining room with integrated appliances. The property boasts a secluded low maintenance rear garden, block paved driveway leading to garage/car port with electric roller door and providing parking for two cars, gas central heating and UPVC double glazed windows. Keys are held at the office for early viewing appointments.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Produced by Elements Property

## Distances

Chelmsford Train Station - 3.9 miles

Chelmer Valley Park and Ride - 1.2 miles

The Beaulieu Park School - 1.5 miles

Chelmer Valley High School - 4.5 miles

Stansted Airport - 15 miles

All distances are approximate

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Composite entrance Door.  
Controls for alarm system.  
Radiator. Stairs to first floor with under stairs storage cupboard.

#### Cloakroom

Obscure double glazed window to front. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and tiled splash back.  
Radiator. Tiled flooring.

#### Lounge

5.11m x 3.05m (16'9" x 10'0")  
Double glazed window to front.  
Radiator. TV point. Wifi controls.

#### Kitchen/Dining Room

5.98m x 2.88m (19'7" x 9'5" )  
Double glazed window to rear and double glazed doors to rear. A range of modern high gloss units to base and eye level. A range of integrated appliances to remain including full height fridge/freezer, dishwasher, washing machine and double oven with gas hob above and extractor hood over.  
Concealed gas fired combi boiler.  
Laminate work surfaces incorporating one and a half bowl stainless steel sink unit with mixer taps. Inset spot lighting. Two radiators.

### FIRST FLOOR

#### Bedroom One

3.77m x 3.23m (12'4" x 10'7" )  
Double glazed French doors to front with Juliet balcony and double glazed window to side.

Built in double wardrobe with mirrored sliding doors. Radiator.  
Door to:-

#### En-suite Shower Room

Obscure double glazed window to side. Modern suite comprising low level WC and vanity wash hand basin with mixer taps. Large double width shower cubicle with tiled surround and fitted glass shower screen. Chrome effect heated towel rail. Shaver point. Part tiled walls and tiled floor. Inset spot lighting. Extractor fan.

#### Bedroom Two

3.49m x 3.29m (11'5" x 10'9")  
Double glazed window to rear.  
Radiator.

#### Bedroom Three

2.60m x 2.44m (8'6" x 8'0" )  
Double glazed window to rear.  
Radiator. Access to part boarded loft.

#### Family Bathroom

Obscure double glazed window to front. Modern suite comprising panelled bath with mixer taps and

shower over with fitted glass shower screen. Low level WC and vanity wash hand basin with mixer taps. Chrome effect heated towel rail. Part tiled walls and tiled floor. Inset spot lighting. Extractor fan.

### Landing

Stairs to ground floor. Airing cupboard housing hot water cylinder. Further built in bulkhead storage cupboard.

## EXTERIOR

### Garage/Car Port

Electric roller door leading to block paved driveway providing off street parking for two cars. Security lighting. Gate leading to rear garden.

### Rear Garden

A secluded low maintenance rear garden commencing with a paved patio area with path to side leading to further paved patio area to rear of garden. Artificial grass with fencing to boundaries. Timber framed shed to remain. Gate to side leading to parking area.

### Services

Gas central heating. Mains water supply and drainage.

### 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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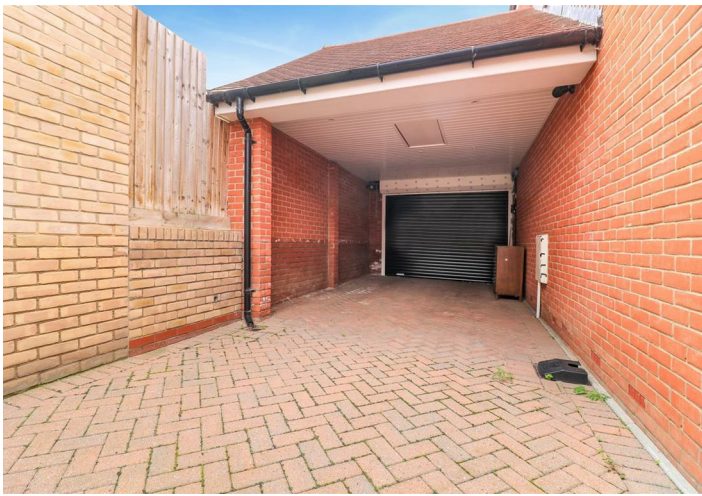
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