

Paul Mason Associates



Grantham Drive, Beaulieu Park, Chelmsford, CM1 6DY
Guide price £635,000

- Modern Detached Family Home
- Three Double Bedrooms
- En-Suite To Master
- Dual Aspect Lounge Opening To Rear Garden
- Dual Aspect Kitchen / Dining Room
- Utility Room Plus Cloakroom
- Family Bathroom
- Garage Plus Driveway
- Low Maintenance Rear Garden
- Easy Access of Beaulieu School & Train Station

Gary Townsend at Paul Mason Associates offers an immaculate, three double bedroom, detached family home positioned in the favoured Beaulieu Oaks development. The property benefits from a dual aspect Lounge, Kitchen / Dining Room plus Utility, and a cloakroom to the ground floor, with the spacious landing leading to three double bedrooms (master with en-suite) and a family bathroom to the first floor. The rear garden has been landscaped to provide low maintenance and there is a driveway leading to the attached garage.

The property is situated in the Beaulieu Oaks area of Beaulieu Park and vendors from being within walking distance of Beaulieu Park Train Station and Beaulieu Park School. There is also good access to the A12 and this enviable location offers convenience for commuters, and all within a few mile of Chelmsford City Centre with its wide range of restaurants and leisure facilities.

Grantham Drive, Beaulieu Park, Chelmsford, Essex. CM1 6DY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DISTANCES

Chelmsford Beaulieu Station: 1.7 miles

Chelmsford Main Station: 3.3 miles (driven) / 2.9 miles (walking)

King Edward VI Grammar School: 3.5 miles

Chelmsford County High School: 3.5 miles

Beaulieu Park Schools: 0.6 miles

New Hall School: 1.76 miles

A12: 2.7 miles

Stansted Airport: 16 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator, wood Amtico flooring and smooth ceiling.

Cloakroom

LLWC, vanity wash hand basin with tiled splashbacks, radiator, extractor fan, Amtico flooring and smooth ceiling with sunken spotlights.

Lounge

5.80m x 3.85m (19'0" x 12'7")
A dual aspect room with double glazed windows to front and side, radiator, carpet to floor and smooth ceiling. French doors to rear patio and garden.

Kitchen / Dining Room

5.65m x 2.92m (18'6" x 9'6")
Double glazed window to rear, range of matching base and wall units set under granite effect work surfaces which incorporates a one and half bowl sink drainer unit with central mixer taps, built-in electric oven with gas hob with extractor over, integrated fridge/freezer and dishwasher, radiator, Amtico flooring and smooth ceiling with sunken spotlights. Door to Utility.

Utility

1.86m x 1.73m (6'1" x 5'8")
Roll top work surface incorporating a single bowl sink/drainage unit with central mixer tap, base unit plus wall unit housing boiler, space for washing machine and tumble dryer, radiator, understairs storage cupboard, Amtico flooring and smooth ceiling with sunken spotlights. Door to rear.

FIRST FLOOR

Landing

Double glazed window to rear, airing cupboard, radiator, carpet to floor and smooth ceiling with loft hatch.

Bedroom One

4.82m x 4.13m (max) (15'9" x 13'6" (max))
Double glazed window to front, built-in wardrobe, radiator, carpet to floor and smooth ceiling.

Bedroom One En-Suite

Opaque double glazed window to front, double width shower, LLWC, vanity wash hand basin with tiled splashback, shaver point, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

Bedroom Two

3.56m x 2.73m (max) (11'8" x 8'11" (max))
Double glazed window to front, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.01m x 2.90m (9'10" x 9'6")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to rear, panelled bath with central mixer taps with shower attachment, LLWC, vanity wash hand basin with tiled splashbacks, shaver point, extractor fan, heated towel rail, Amtico flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Garage & Driveway

6.89m x 2.93m (22'7" x 9'7")
The property benefits from off road parking with EV charge point and leads to the larger than average attached garage with

power and fitted and eaves storage. There is a courtesy door to the rear garden.

Front & Rear Garden

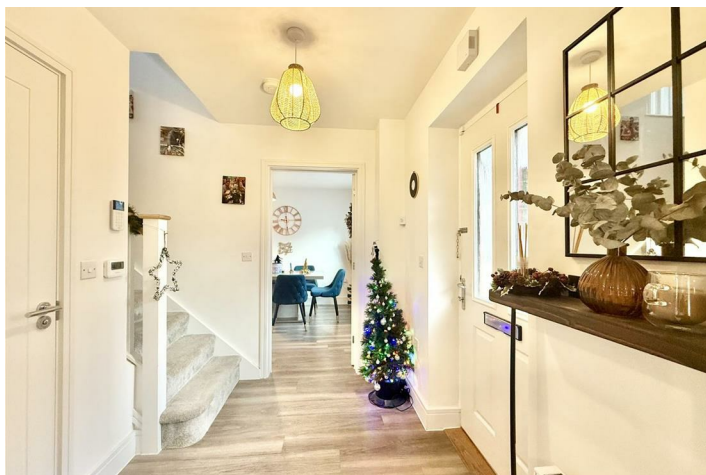
The front of the property has been landscaped to provide architectural planting and a pathway leading to the front door. The rear garden can be accessed by both the Lounge and Utility room and has been designed with low maintenance in mind with artificial grass and a patio area. There is also an outside tap and lighting.

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.

Viewings

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



Paul Mason Associates

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