



20 The Grove, Bicknacre , Essex CM3 4XB
£399,995

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

A deceptively spacious EXTENDED detached family home set in a popular village turning within easy reach of local shops, primary school, bus stops and a short drive to Chelmsford city centre. This sizable family home offers four bedrooms with ensuite shower room and bathroom to the first floor. Whilst the ground floor features entrance hall, cloakroom, large 23'9 lounge, 17' dining room and an impressive 19'1 kitchen breakfast room. Externally the property features a well presented rear garden, whilst to the front there is a single garage (which could be converted to additional accommodation) and driveway parking. Energy rating D.

FIRST FLOOR

Landing
Stairs to ground floor. Cupboard housing hot water cylinder and shower pump. Access to loft.

Bedroom One 13'1 x 10'2 (3.99m x 3.10m)
Window to rear. Radiator. Fitted double cupboard. Door to:-

Ensuite Shower Room
Obscure window to side. Wash hand basin set into vanity unit. W.C. Shower cubicle with rainfall shower head. Tiled to walls.

Bedroom Two 10'3 x 9'10 (3.12m x 3.00m)
Window to rear. Radiator. Fitted double cupboard.

Bedroom Three 13' x 6'3 (3.96m x 1.91m)
Window to front. Radiator. Range of fitted wardrobes.

Bedroom Four 9'1 x 6'11 (2.77m x 2.11m)
Window to front. Radiator. Laminate flooring. Feature wall panelling.

Bathroom
Obscure window to side. Radiator. Close coupled W.C. Bath with shower over. Pedestal wash hand basin. Part tiled to walls.

GROUND FLOOR

Hallway
Composite front door. Radiator. Understairs storage cupboard. Stairs to first floor.

Dining Room 17' x 8'8 (5.18m x 2.64m)
Window to front. Two windows to side. Radiator. Door to:-

Kitchen/Breakfast Room 19'1 x 8'8 (5.82m x 2.64m)
Window to rear and side. Door to side. Radiator. Range of base and eye level units with integral oven/grill, four ring induction hob over. Space and plumbing for washing machine and tumble dryer. Space for American style fridge/freezer. Inset 1 & 1/2 sink unit.

Cloakroom
Obscure window to front. Radiator. Close coupled W.C. Wash hand basin. Tiled floor and part tiled to walls.

Lounge 23'9 x 10'11 (7.24m x 3.33m)
French doors to rear. Two windows to side. Feature wall panelling. Inglenook style fireplace. Two radiators.

EXTERIOR

Rear Garden
Decked seating area. Artificial lawn. Access to garage.

Garage 17'6 x 7'11 (5.33m x 2.41m)
Power and light connected. Replacement gas central heating boiler (2019). Consumer unit.

Front
Driveway parking. Remainder laid to lawn.

Agents Notes
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

