



8 Priors Field, Bicknacre , Essex CM3 4XY  
Guide price £800,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £800,000 - £850,000.... A most imposing and spacious detached family residence (approx 3000 sq ft) constructed circa 2006, within an exclusive private development of just ten individual homes. Planning permission passed for garage conversion & double cartlodge to be constructed, please refer to Chelmsford Council Planning website using reference: 22/01941/FUL for further information. This property is perfectly situated within Bicknacre village, lying within easy reach of local amenities, plus just a short drive to Chelmsford city centre, major road and rail network links to London. This property has improved considerably by the present vendors including four replacement bathroom suites, completely re-landscaped rear garden and an extensive decorative renovation program. Furthermore, since the property was first constructed, there was a roof conversion providing two additional bedrooms, a shower room and a games room. In addition to this, on the first floor there are four double bedrooms, the master of which featuring an en-suite shower room and dressing area. There is also a further en-suite to the second bedroom, a dressing area and a family bathroom. The ground floor features a stunning kitchen/dining room featuring 'Corian' worktop island, a host of fitted appliances and three further reception rooms. Externally to the rear, you will find a beautifully re-landscaped garden with an extensive patio area to three sides. There's a double garage converted in part to house a gym and boot room. To the front, a large driveway provides off road parking for numerous vehicles. Energy Rating C.

**SECOND FLOOR**

**Landing 18'2 x 14'10 over stairs max (5.54m x 4.52m over stairs max)**  
 Velux window. Window to rear. Radiator. Stairs to first floor.

**Bedroom 14'9 x 9'3 (4.50m x 2.82m)**  
 Window to rear. Radiator. Velux window. Access to loft space. Fitted wardrobes to one wall and dressing table.

**Bedroom 13'10 x 9'3 (4.22m x 2.82m)**  
 Velux window. Radiator.

**Shower Room**  
 Velux window. Close coupled W.C. Wash hand basin set into vanity unit. Corner shower cubicle with 'Aqualisa' shower controls. Tiled floor with underfloor heating. Towel radiator.

**Games Room/Bedroom 17'7 x 10' > 7'5 (5.36m x 3.05m > 2.26m)**  
 Two obscure windows to side. Radiator.

**FIRST FLOOR**

**Landing**  
 Stairs to ground/first floor. Window to front. Two radiators. Large airing cupboard housing 'Megaflo' hot water cylinder.

**Master Suite:-**

**Dressing Area 7'9 x 4'6 (2.36m x 1.37m)**  
 Two fitted double wardrobes. Open to bedroom. Door to:-

**Ensuite Shower Room**  
 Obscure window to front. Towel radiator. Close coupled W.C. Wash hand basin with twin drawer storage below. Large open shower cubicle with glass screen, rainfall shower head and hand held shower attachment. Recessed shelving. Tiled to floor. Part tiled walls. Extractor.

**Master Bedroom 17'1 x 13'10 >12'6 (5.21m x 4.22m >3.81m)**  
 Two windows to front. Window to rear. Two radiators.

**Dressing Room/Bedroom 13'1 x 7'2 (3.99m x 2.18m)**  
 Window to rear. Radiator. Fitted wardrobes to all walls.

**Bedroom 10'10 x 10'5 (3.30m x 3.18m)**  
 Window to front. Radiator. Double fitted wardrobe. Further single fitted wardrobe. Door to:-

**Ensuite Shower Room**  
 Obscure window to side. W.C with concealed cistern. Shower cubicle. Wash hand basin set into vanity unit. Tiled to walls and floor. Towel radiator. Extractor.

**Family Bathroom 9'1 x 7'1 (2.77m x 2.16m)**  
 Obscure window to rear. W.C with concealed cistern. Wash hand basin set into vanity unit. Back to wall bath. Tiled to walls and floor. Towel radiator.

**Bedroom 10'1 x 10'1 (3.07m x 3.07m)**  
 Window to side. Radiator.

**Bedroom 12'7 x 9'1 (3.84m x 2.77m)**  
 Window to side and rear. Radiator.

**GROUND FLOOR**

**Entrance Hall**

Accessed via composite entrance door. Stairs to first floor. Wood flooring. Radiator Under stairs cloaks storage cupboard housing consumer unit.

**Lounge 19'6 x 13' (5.94m x 3.96m)**

French doors to rear. Window to front. Two radiators. Feature fireplace with inset gas fire. TV & satellite point.

**Downstairs Cloakroom**

Close coupled W.C. Wash hand basin set into vanity unit. Traditional radiator with towel rail. Part tiled to walls and tiled to floor.

**Kitchen/Breakfast Room 19'4 x 12'6 (5.89m x 3.81m)**

Triple aspect room with a window to rear, two windows to side and further window to the alternate side of the room. French doors to garden. Designer style radiator. Range of base and eye level units with inset 1 & 1/2 bowl sink unit. Glass splashback. Integral dishwasher. Fitted 'De Dietrich' coffee machine, combi microwave oven and warming tray beneath. Recessed 'Liebherr' American style fridge/freezer. Island unit with solid Corian worktops. Two integral electric ovens and five ring gas hob with modern extractor above. The island unit features a breakfast bar with seating for 7/8 people. Seamless concrete resin flooring.

**Utility Room 7' x 4'8 (2.13m x 1.42m)**

Door to garden. Base and eye level units with solid quartz worktops incorporating a stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Tiled floor. Cupboard housing gas central heating boiler.

**Study 10' x 6'3 (3.05m x 1.91m)**

Window to side. Radiator. Wood flooring. Telephone point.

**Dining Room 13' x 10' (3.96m x 3.05m)**

Window to front. Wood floor. Radiator.

**EXTERIOR**

**Double Garage 17'4 > 7'8 x 13'9 (5.28m > 2.34m x 4.19m )**

L shaped. Power and light connected. Two up and over doors. Part converted into:

**Gym 12'2 x 9' (3.71m x 2.74m)**

French doors to garden. Wood floor with underfloor heating. Door to:-

**Boot Room 7'1 x 5'3 (2.16m x 1.60m)**

Door to garden. Tiled floor with underfloor heating. Door to garage.

**Rear Garden**

Fully landscaped garden commencing with an Indian sandstone patio area to three sides of the garden. Fenced/brick walled borders. Laid to lawn with raised sleeper shrub and flower borders. Outside tap. Side gate. Summerhouse to remain.

**Front**

Access to converted garaging. Driveway parking for numerous vehicles. Lawn area to the front. Laurel hedging. Various plants and shrubs.

**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.

