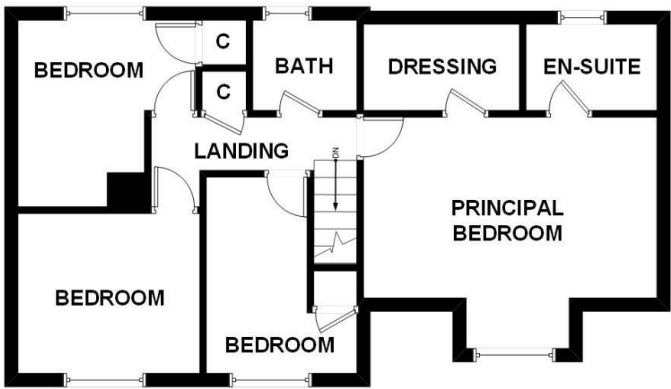


GROUND FLOOR



FIRST FLOOR

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

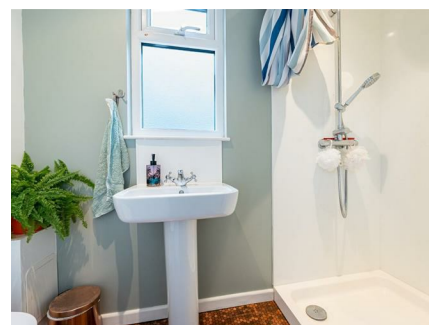
and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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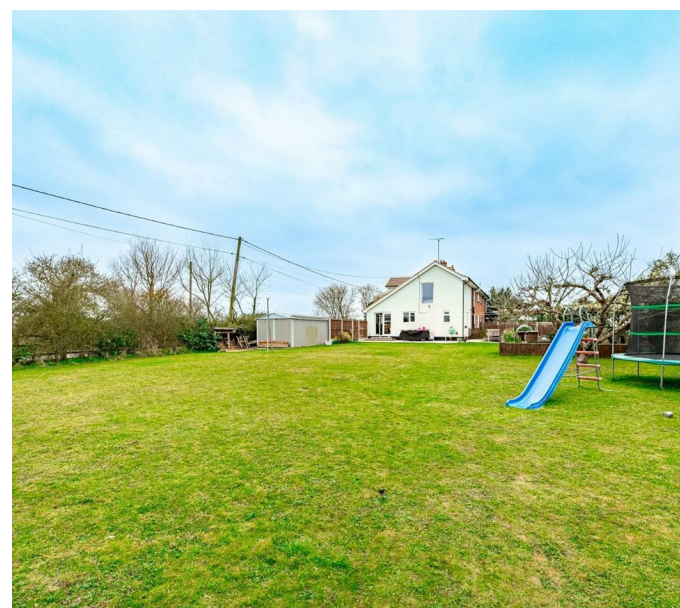
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RINGTAIL GREEN, FORD END, CHELMSFORD, ESSEX
OFFERS OVER £700,000



RINGTAIL GREEN FORD END CHELMSFORD ESSEX

Set within approximately a quarter of an acre surrounded by open countryside is this substantial four/five bedroom semi-detached country home boasting a single garage and driveway parking. The ground floor accommodation comprises:- lounge, kitchen/dining room, playroom, study/bedroom five, utility room, shower room and entrance hall. On the first floor are four bedrooms with en-suite facilities to the principal bedroom and a family bathroom. Externally the property further benefits from generous gardens and views over open countryside.





Bedroom Four
12'3" x 9'5" (3.74 x 2.88)
UPVC double glazed window to front aspect, built-in single wardrobe, radiator, power points.

Family Bathroom
UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment. wash hand basin with vanity unit below, W.C, full height radiator, tiled flooring, inset spotlights, extractor fan.

Garden
The expansive gardens wraparound the property with mature boundaries. The rear garden is mainly artificial lawn with timber fencing and a timber gate providing access to the main garden. To the side of the property is a patio area leading to the remainder lawn with a variety of mature shrubs. A timber summer house is situated to the foot of the garden with an additional patio area. The garden further benefits from raised vegetable beds, a green house, a Koi carp pond and side access via a timber gate.

Garage With Driveway Parking
To the front of the property is a shingle driveway providing parking for multiple vehicles leading to a metal single garage.



- Four/Five Bedrooms
- Semi-Detached Country Home
- Approximately A Quarter Of An Acre Plot
- Single Garage With Driveway
- Countryside Views
- Three Receptions
- Kitchen/Dining Room
- Utility Room & Shower Room
- En-Suite & Family Bathroom
- Viewing Advised

Entrance Hall
Solid wood effect flooring, radiator, power points, stairs rising to the first floor landing, understairs storage cupboard, doors to.

Lounge
14'6" x 11'2" (4.44 x 3.42)
UPVC double glazed window to front aspect, feature fireplace with inset wood burning stove & stone surround, radiator, T.V point, power points.

Playroom
12'3" x 10'0" (3.75 x 3.07)
UPVC double glazed window to rear aspect, radiator, power points, stable door to utility room, door to.

Bedroom Five/Study
10'2" x 8'6" (3.10 x 2.60)
UPVC double glazed window to rear aspect, wood effect flooring, radiator, power points.

Kitchen/Dining Room
17'4" x 17'10" (5.29 x 5.46)
UPVC double glazed windows to multiple aspects, base and eye level units with complimentary working surfaces over & island, inset 1 1/2 bowl sink with drainer unit, integrated dishwasher, space for American style fridge/freezer, two inset ovens, five ring hob, inset spotlights, wood effect flooring with underfloor heating, power points, UPVC double glazed French doors leading to the side aspect, door to.

Utility Room
14'1" x 8'2" (4.3 x 2.51)
UPVC double glazed window to rear aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, space for washing machine, space for tumble dryer, power points, stable door to playroom, single door leading to rear garden, underfloor heating, door to.





Shower Room

UPVC double glazed Opaque window to side aspect, shower with rainfall head & additional attachment, W.C, wash hand basin, inset spotlights, feature penny resin floor, extractor fan.

First Floor Landing

Power points, built-in storage cupboard, doors to.

Principal Bedroom

18'0" x 15'7" (5.49 x 4.77)

UPVC double glazed feature window to side aspect, additional UPVC double glazed window to front aspect, radiator, power points, T.V point, door to en-suite, door to.

Walk-in Wardrobe

8'4" x 5'6" (2.55 x 1.69)

Inset spotlights, hanging rails.

En-Suite

UPVC double glazed Opaque window to rear aspect, walk-in shower with rainfall head & additional attachment, wash hand basin with vanity unit below, W.C, heated towel rail, inset spotlights, extractor fan, tiled flooring.

Bedroom Two

11'2" x 9'11" (3.42 x 3.03)

UPVC double glazed window to front aspect, radiator, power points.

Bedroom Three

11'6" x 11'3" (3.53 x 3.45)

UPVC double glazed window to rear aspect, radiator, power points, built-in single wardrobe.

