

Adrians

Sales & Lettings Agents

For Sale



Gunson Gate, Chelmsford, CM2 9NZ

Sensibly priced 4 bedroom detached house located on the Southern fringe of the City, within walking distance of the City centre and situated on a bus route. The property offers spacious accommodation having a good entrance hall, cloakroom, two good size separate reception rooms, plus a conservatory and the kitchen is large enough as a kitchen / dining / breakfast room. On the first floor there are 4 bedrooms with an en-suite to the main bedroom and further family bathroom. There is an integral garage and off road parking - AN INTERNAL VIEWING OF THE PROPERTY IS HIGHLY RECOMMENDED!



4 Bedroom(s)



2 Reception(s)



2 Bathroom(s)



Front entrance door to

ENTRANCE HALL A good size L-shaped entrance hall with built in cloaks cupboard, radiator, stairs to first floor, doors to

CLOAKROOM With w.c, pedestal wash hand basin, radiator, double glazed window to side.

LOUNGE 5.88m (19'3) x 3.13m (10'3) INTO BAY A good size front reception room with radiator, feature pebbled gas hole in the wall fire, double glazed bay window to front with fitted shutters.

DINING ROOM 3.2m (10'6) x 2.77m (9'1) Radiator, double glazed patio doors giving access to conservatory addition.

CONSERVATORY 3.61m (11'10) x 2.69m (8'10) A useful and good size rear conservatory of PVCU double glazed construction with vaulted roof with light and power fitted, double doors giving access to the garden.

KITCHEN / BREAKFAST ROOM 4.53m (14'10) x 3.01m (9'11) A spacious room possibly large enough to use as a kitchen/dining room which would then release the dining room as a further reception room or study. It is well fitted and comprises inset one and a quarter bowl single drainer sink with mixer tap, working surfaces with drawers and cupboards under, built in hob with cooker hood above, eye level ovens, space for washing machine, fridge and dishwasher, tiled flooring, upright radiator, eye level cupboards, double glazed bay window to rear, door to the side and door giving access to the garage.

FIRST FLOOR LANDING A long landing and large enough to have furniture on it and having built in airing cupboard, double glazed window to side, access to loft space, doors to

BEDROOM ONE 4m (13'1) x 3.15m (10'4) CLEAR FLOOR SPACE An excellent size main bedroom with radiator, built in wardrobe cupboards, double glazed window to front with fitted shutters, door to en-suite shower room.

EN-SUITE SHOWER ROOM With w.c., vanity wash hand basin with mixer tap, shower cubicle with fitted shower, radiator, useful built in storage cupboards, double glazed window to front.

BEDROOM TWO 3.71m (12'2) x 2.57m (8'5) CLEAR FLOOR SPACE Radiator, built in wardrobe cupboards, double glazed window to rear.

BEDROOM THREE 2.82m (9'3) x 2.36m (7'9) Radiator, double glazed window to rear.

BEDROOM FOUR 2.82m (9'3) x 2.29m (7'6) Radiator, double glazed window to rear.

BATH / SHOWER ROOM Suite comprising panel enclosed bath with mixer tap and shower attachment, w.c., large vanity wash hand basin with mixer tap, shower cubicle with fitted shower, towel warmer, double glazed window to front.

GARAGE 5.55m (18'3) x 2.55m (8'4) An integral garage with an up and over door to the front, light and power connected, wall mounted Glow Worm gas fired boiler, personal door at the rear giving access into the kitchen.

GARDENS

To the front there is a block paved area giving access to the garage and also providing off road parking for two vehicles, the remainder of the front garden is laid to lawn, hedging to front boundary and side access gate leading to the rear garden. The rear garden is approximately 35ft from the rear of the house, is mainly laid to lawn, border and further raised sleeper border, rear circular patio area, outside tap. There is a further side wedge shaped area which the current sellers use for storage and additional small garden.

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Care, Trust & Experience

Approximate total area[®]1263 ft²117.4 m²**Reduced headroom**4 ft²0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Floor 1

EPC RATING: D
COUNCIL TAX BAND: E
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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