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For Sale



Chelmer Road, Chelmsford

A large established detached house sitting on a SUPERB 0.2 ACRE PLOT (approx) having a rear garden in excess of 100ft in depth by approx. 40ft width! Plans were passed for a large two storey side extension and further large ground floor extension to provide a truly IMPRESSIVE CHARACTER HOME. Easy access back to Chelmsford City centre and station and really needs to be internally viewed to be fully appreciated! Spacious accommodation with two large reception rooms and excellent rear kitchen / breakfast room. HIGHLY RECOMMENDED!



3 Bedroom(s)

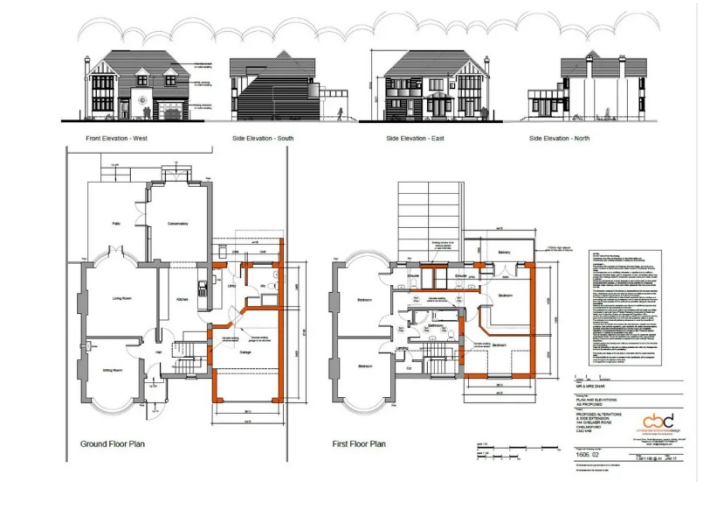


2 Reception(s)



1 Bathroom(s)

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ENTRANCE HALL

A square entrance hall with laminate flooring, radiator, turning stairs to first floor with storage cupboard under, feature circular window to front, further window to side, panelled doors leading to

LOUNGE 5.26m (17'3) x 4.39m (14'5)

An impressive rear reception room with laminate flooring, feature stone fire surround with hearth and fitted gas coal effect fire, encased radiator, bay window to rear with double doors giving access into the garden, coved ceiling.

DINING ROOM 3.15m (10'4) x 3.2m (10'6) INTO BAY

Another good size reception room with laminate flooring, encased radiator, bay window to front with fitted shutters.

KITCHEN / BREAKFAST ROOM 3.51m (11'6) x 2.97m (9'9) + 4.70m (15'5") x 3.43m (11'3")

4.70m (15'5") x 3.43m (11'3") An excellent size area with the first part now used more as a breakfast area which has a door at the side, door to the cloakroom and is open to the main area of kitchen at the rear. This has been comprehensively fitted with grey coloured units, Butler sink and Quartz working surfaces with drawers and cupboards under, twin ovens, integrated washing machine, dishwasher and tumble dryer, large island unit with cupboards under, built in wine cooler and breakfast bar area the other side, space for American style fridge freezer in the breakfast area. The roof in the main kitchen area was originally like an orangery style being glazed but has since been insulated and plastered over with the original glazed roof still in place. There are two sets of double doors giving access into the rear garden.

CLOAKROOM

White suite comprising w.c, wash hand basin with mixer tap, window to side.

FIRST FLOOR LANDING

Small built in cupboard, further built in storage cupboard, panelled doors leading to

BEDROOM ONE 4.57m (15'0) x 3.25m (10'8) BAY PLUS CLEAR FLOOR SPACE

CLEAR FLOOR SPACE. An excellent size main bedroom with encased radiator, good range of built in wardrobe cupboards and bedside units, bay window with fitted shutters to rear with excellent view over the garden, door to

EN-SUITE CLOAKROOM

Low level w.c, vanity wash hand basin with mixer tap, window to rear.

BEDROOM TWO 4.5m (14'9) x 3.2m (10'6)

Another good size bedroom with radiator, bay window to front with fitted shutters.

BEDROOM THREE 3.05m (10'0) x 2.49m (8'2)

Radiator, window to rear with fitted shutters and view over the garden.

BATH / SHOWER ROOM

Refitted with a white suite comprising feature deep bath with mixer tap, w.c, wash hand basin with mixer tap and cupboards under, shower cubicle with fitted shower with rain head and separate hose, towel warmer, window to side, access to loft space.

GARAGE

To the side of the property there is a detached garage with an up and over door to the front, light and power connected, double doors at the rear giving access into the garden.

GARDENS

To the front there is a five-bar gate giving access into a mainly gravelled area for off road parking for a good many vehicles and gives access to the garage and also provides a turning area to come back out onto the road. There is a side access gate leading into the rear garden which as previously mentioned is in excess of 100ft in depth by approx 45ft in width and is easterly facing. There is a paved courtyard style area at the rear of the lounge, large expanse of well tended lawn, the garden is extremely private being very well screened by conifers, there is a further seating area and the garden is undoubtedly a feature of the property.

WORKSHOP

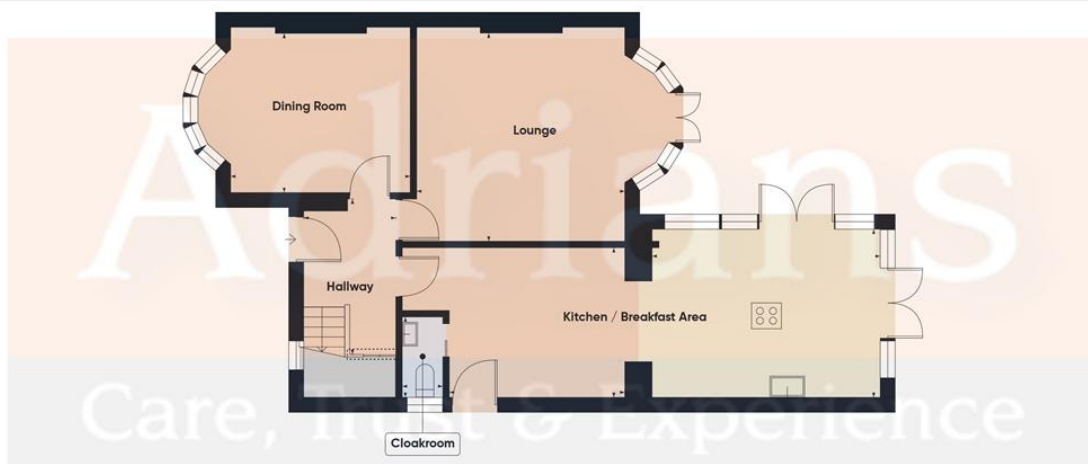
An excellent size timber built workshop/storage shed with double doors to the front, light and power connected, windows and further door to the side. We understand from the seller that the timber workshop is now fully insulated, so can be used as a WFH office if needed and plans have been approved for a double storey extension. Application reference 17/00382/FUL.

PREVIOUS PLANNING PERMISSION

Plans showing large two-storey extension which were previously passed.

AGENTS NOTE

We understand from the seller that the house hosts an EV charger (Ohme Home Pro- 7Kw that allows for smart overnight cheap charging at 7p kWh with Octopus Energy).



Floor 0

Approximate total area⁽¹⁾

1323 ft²
122.9 m²

Reduced headroom

2 ft²
0.2 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 1

EPC RATING: E
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

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For more information, please contact

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