

Adrians

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For Sale



Beehive Lane, Chelmsford, CM2 9SJ

This EXTENDED 3 DOUBLE BEDROOM semi detached house is situated in a NON ESTATE POSITION on the South side of town and benefits from a GARAGE, LOTS OF OFF ROAD PARKING and a delightful established rear garden about 70' in depth! It is very well presented throughout and is well worth an internal viewing. It comprises an entrance hall, cloakroom, spacious lounge and dining areas, a GOOD SIZE CONSERVATORY addition, plus a well fitted KITCHEN / BREAKFAST ROOM plus a rear lobby area. On the first floor there are the 3 DOUBLE bedrooms plus a family bathroom. Chelmsford City centre and station are within easy reach as are local amenities including Schools and bus services. HIGHLY RECOMMENDED!



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Front entrance door and double glazed side light leading to

ENTRANCE HALL

Radiator, stairs to first floor with recess under, coved ceiling, white panelled doors leading to

LOUNGE AREA 4.19m (13'9) x 3.63m (11'11)

A good size front reception area with radiator, stone fire surround and hearth with fitted gas coal effect fire, double glazed half bay window to front, coved ceiling, wide opening to

DINING AREA 3.69m (12'1) x 3.63m (11'11)

Radiator, coved ceiling, double glazed patio doors leading to the conservatory addition.

CONSERVATORY 4.07m (13'4) x 3.28m (10'9)

An excellent rear addition, used more like a garden room, having under-floor heating, double glazed windows with vaulted ceiling and fitted blinds, double glazed double doors giving access to the rear garden.

KITCHEN / BREAKFAST ROOM 4.64m (15'3) x 4.3m (14'1) MAXIMUM

An extended 'L' shaped room with KITCHEN AREA well fitted with cream coloured units, Quartz working surfaces, enamel single drainer sink unit with mixer tap, built in hob with cooker hood above, eye level ovens, integrated dishwasher, fridge, washing machine and tumble dryer, laminate flooring, eye level cupboards, double glazed windows to rear and side, coved ceiling, open to BREAKFAST AREA with built in pantry with basket storage and built in wind rack, door to

REAR LOBBY

Space for fridge freezer, door to side, door to

CLOAKROOM

W.c, corner wash hand basin with mixer tap, towel warmer, fully tiled walls, double glazed window to side.

FIRST FLOOR LANDING

Built in cupboard, window to side, access to loft space, coved ceiling, white panelled doors to

BEDROOM ONE 3.68m (12'1) x 3.01m (9'11) CLEAR FLOOR SPACE

Radiator, built in wardrobe cupboards, double glazed window to rear.

BEDROOM TWO 3.73m (12'3) x 2.76m (9'1) CLEAR FLOOR SPACE

Radiator, built in wardrobe cupboards, double glazed window to front, coved ceiling.

BEDROOM THREE 4.3m (14'1) x 3.94m (12'11) MAXIMUM

A good size 'L' shaped room measured at floor level and having part limited head height, two radiator, double glazed window to front, coved ceiling.

BATH / SHOWER ROOM

White suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin with mixer tap, shower cubicle with fitted shower, tiled flooring with under-floor heating, towel warmer, fully tiled walls, double glazed window to rear, inset spot lights.

GARAGE 4.62m (15'2) x 2.35m (7'9)

Up and over door to front, wall mounted Viessmann gas fired boiler.

GARDENS

To the front, virtually the whole garden is block paved providing off road parking for a number of vehicles and at the front boundary there is tall hedging offering privacy. There is a side access gate which leads into the rear garden which is undoubtedly a feature of the property and is approximately 70ft in depth, north-westerly facing and commences with a large two tiered paved patio area which is ideal for entertaining, extremely well-stocked borders with shrubs, plants and trees etc, offering a good degree of privacy, small pond, timber garden shed, outside tap.



EPC RATING: C
COUNCIL TAX BAND: D
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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