

Paul Mason Associates



Firecrest Road, Chelmsford, CM2 8XL

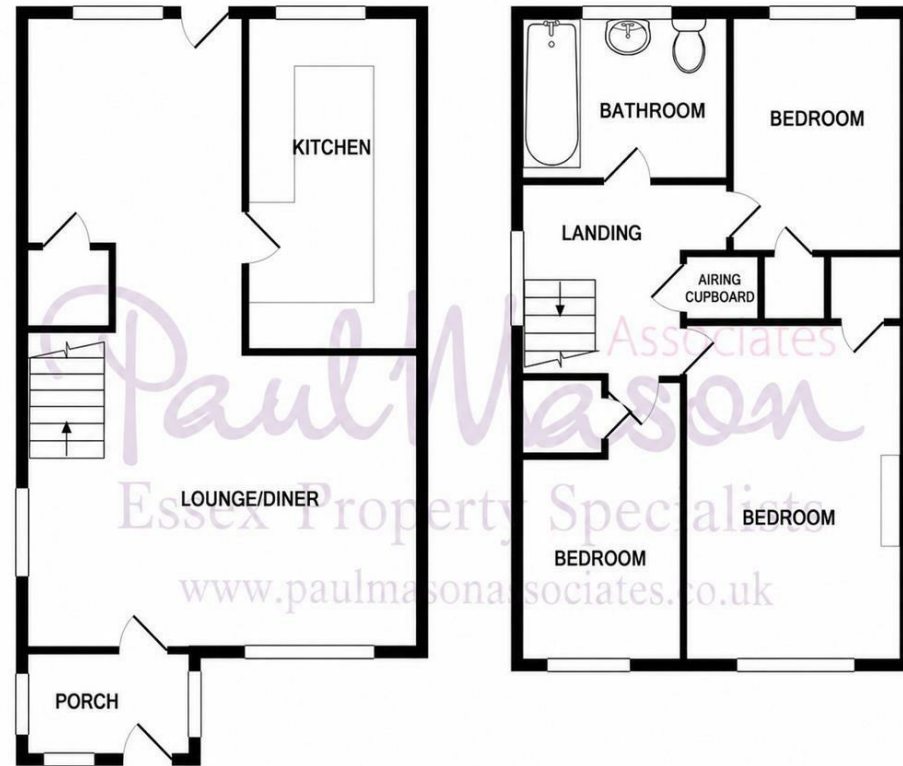
Guide price £349,995

- NO CHAIN
- Three bedroom family home
- Spacious lounge with separate dining area
- Fitted kitchen with ample storage and worktop space
- Bright family bathroom with white suite
- Entrance lobby
- Enclosed, low-maintenance rear garden
- Garage offering excellent additional storage
- Recently redecorated with neutral décor
- Ideal first-time purchase, family home or buy-to-let investment

(NO CHAIN) Gary Townsend at Paul Mason Associates offers this well-presented three-bedroom home in excellent decorative order throughout, which is ideal for first-time buyers, young families or investors. The property features a spacious lounge with separate dining area, a modern fitted kitchen, three well-proportioned bedrooms and a bright family bathroom. Outside, there is an enclosed, low-maintenance rear garden with a substantial external store, while the property enjoys a convenient location close to local amenities, schools and transport links. An early viewing is highly recommended.

Situated within the popular Tile Kiln area of Chelmsford, Firecrest Road is ideally positioned for families and commuters alike. The property is within easy reach of a range of local shops, supermarkets, parks and everyday amenities, while Chelmsford city centre, with its excellent shopping, restaurants and mainline railway station offering services to London Liverpool Street, is just a short drive away. The area also benefits from excellent road links via the A12 and A130.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	88		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



GROUND FLOOR  
APPROX. FLOOR  
AREA 503 SQ.FT.  
(46.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

## DISTANCES

Mildmay Primary School – 0.3 miles  
Great Baddow High School – 0.4 miles  
Moulsham High School - 0.5 miles  
Moulsham Infant & Junior Schools - 0.6 miles  
Grammar Schools - 2 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

1.99m x 1.22m (6'6" x 4'0")

A bright and welcoming entrance lobby featuring a glazed front door with matching full-height side panels, allowing an abundance of natural light while maintaining privacy through obscured glazing. Finished with tiled flooring, neutral décor and a practical coat hanging area, this useful space provides an ideal transition into the main accommodation.

#### Lounge

4.51m x 4.03m (14'9" x 13'2")

A spacious lounge area offering excellent natural light and a flexible open-plan layout. The room features attractive wood-effect flooring, plus fireplace creating an attractive focal point, and ample space for various seating arrangements. Open to the staircase and dining area which has French doors leading through to the rear garden, this bright and versatile living space is ideal for both everyday family life and entertaining.

#### Dining Room

3.95m x 4.03m (12'11" x 13'2")

Positioned to the rear of the property adjacent to the kitchen, the dining area is a bright and inviting space with French doors opening directly onto the rear garden, creating an ideal setting for indoor-outdoor living. Featuring wood-effect flooring and ample room for a family dining table, it is perfectly suited to both everyday meals and entertaining guests.

#### Kitchen

3.81m x 1.89m (12'5" x 6'2")

Fitted with a range of modern wall and base units complemented by generous work surfaces, this bright and functional kitchen offers excellent storage and preparation space. Features include an inset sink beneath a window overlooking the rear garden, tiled flooring and splashbacks, space for a freestanding cooker with extractor hood above, and further appliance space, creating a practical kitchen well suited to everyday living.

### FIRST FLOOR

#### Landing

A bright first-floor landing providing access to all bedrooms and the family bathroom. Finished with neutral décor and fitted carpeting, the landing also benefits from a storage cupboard and useful loft hatch, offering access to additional roof space.

#### Bedroom One

4.35m x 2.61m (14'3" x 8'6")

A generous double bedroom positioned to the front of the

property, offering a bright and peaceful retreat. Finished in neutral tones, the room enjoys a large window providing plenty of natural light and ample space for a range of bedroom furniture.

#### Bedroom Two

3.03m x 2.27m (9'11" x 7'5")

A double bedroom overlooking the rear garden, offering a peaceful outlook and an abundance of natural light. Finished in neutral décor with newly fitted carpeting, the room provides ample space for bedroom furniture, making it an ideal guest room, children's bedroom or comfortable home office if required.

#### Bedroom Three

3.38m x 1.74m (11'1" x 5'8")

A versatile third bedroom overlooking the front of the property, ideally suited as a nursery, child's bedroom or home office. Beautifully presented with neutral décor and benefitting from a built-in cupboard, large window providing plenty of natural light, this flexible room can easily adapt to a variety of lifestyle needs.

#### Family Bathroom

A bright and well-appointed family bathroom fitted with a modern white suite comprising a panel-enclosed bath with shower and glazed screen, pedestal wash hand basin and low-level WC. Complemented by tiled splashbacks, wood-effect flooring and an obscured window providing excellent natural light while maintaining privacy, the bathroom offers a fresh and practical space for everyday family living.

### EXTERIOR

#### Gardens

The property is approached via a neat front garden with a welcoming enclosed entrance lobby, creating an attractive first impression. Situated in a well-established residential setting, the home enjoys a pleasant outlook and has potential for a front driveway. The enclosed rear garden offers a low-maintenance outdoor space, featuring a paved patio ideal for outdoor seating and entertaining, together with a lawned area and gated rear access.

#### Garage & Parking

The single garage provides excellent storage for bicycles, garden equipment and general household items, adding valuable practicality to the property.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

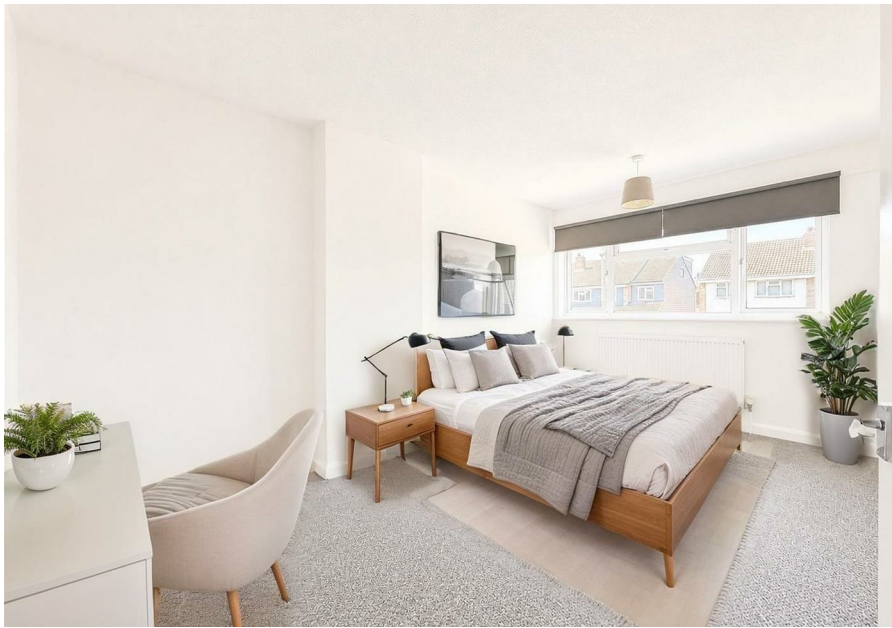
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

