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St Fabians Drive, Chelmsford, CM1 2PU

Situated in a small mews location on the popular West side of Chelmsford is this fully detached family home. The property offers four good size bedrooms with an en-suite shower room to bedroom one. To the ground floor there is a ground floor cloakroom and three receptions which include a lounge, separate dining room and useful study. The garden has a Southerly aspect and is majority laid to lawn with flower and shrub borders. Off road parking is provided to the side in addition to a single garage.

4 Bedroom(s) | 3 Reception(s) | 2 Bathroom(s)


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Entrance door leading through to

ENTRANCE HALL

Wood style flooring, stairs rising to first floor, under stairs storage cupboard, doors leading to

GROUND FLOOR W.C.

Comprising a two piece suite with twin flush low level w.c, wall mounted wash hand basin with mixer tap, splash back tiling, wood style flooring, double glazed obscure window to rear.

LOUNGE 5.18m (17'0) x 3.12m (10'3)

Double glazed sliding patio doors giving access to the rear garden, wood style flooring, radiator, feature period style fireplace with tiled inlay and cast iron insert, timber surround and gas point.

DINING ROOM 3.3m (10'10) x 2.82m (9'3)

Two double glazed windows to front, radiator, wood style flooring.

STUDY 2.72m (8'11) x 2.11m (6'11)

Double glazed window to rear, radiator, wood style flooring.

KITCHEN 3.33m (10'11) x 3m (9'10)

Fitted with a range of modern wall and base level units with roll edge work surface, inset one and a quarter bowl sink unit with mixer tap, cupboard housing gas boiler, integrated washing machine, splash back tiling, space for cooker and free-standing fridge freezer, double glazed window to side, part double glazed door giving access to the garden.

FIRST FLOOR LANDING

A good size landing with double glazed window to front, airing cupboard, loft access, doors to

BEDROOM ONE 3.3m (10'10) x 3.12m (10'3)

Double glazed window to rear, radiator, door to

EN-SUITE

Single shower cubicle, low level w.c, wash hand basin, radiator, tiling to walls, double glazed obscure window to side.

BEDROOM TWO 3.63m (11'11) x 2.69m (8'10)

Two double glazed windows to front, radiator, wood style flooring.

BEDROOM THREE 3.18m (10'5) x 2.36m (7'9)

Double glazed window, radiator, wood style flooring.

BEDROOM FOUR 2.79m (9'2) x 2.26m (7'5)

Double glazed window to rear, radiator.

BATHROOM

Three piece white suite comprising of a panel enclosed bath with glass screen and shower over, wash hand basin, low level w.c, two tone tiling, radiator, double glazed obscure window to rear.

GARDEN

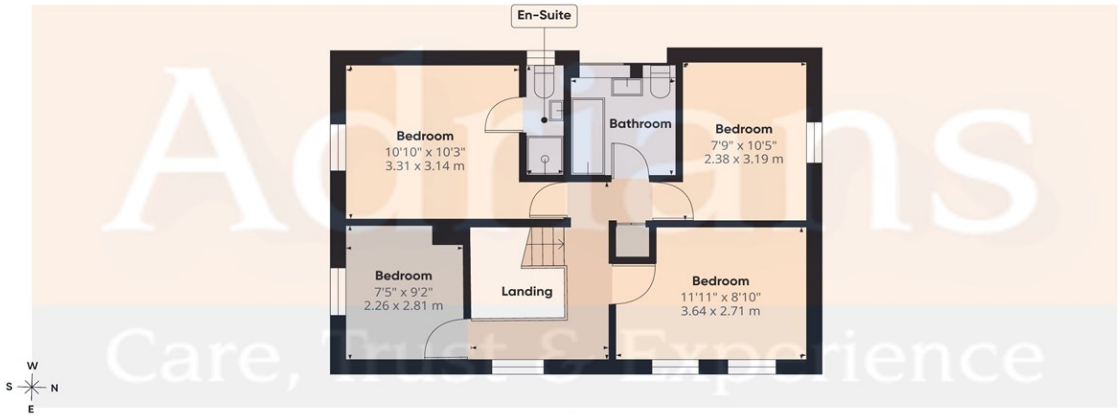
The rear garden can be approached via the kitchen or lounge and has a Southerly aspect. Commencing with a patio area, pond, majority laid to lawn, fencing to all sides, shrub borders. Side pedestrian access gives way to front and a side door gives access to the garage.

GARAGE & PARKING

There is off road parking to the front and to the side and a single garage with up and over door.



Floor 0



Floor 1

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Approximate total area(1)
831 ft²
77.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

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

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For more information, please contact

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