

# Henniker Gate, Chelmer Village, Chelmsford

Guide Price £500,000

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- DETACHED AND DESIRABLE! A spacious extended four bedroom detached family home, tucked away in the ever-popular Chelmer Village location.
- A LOUNGE TO LOVE! An impressive 22ft lounge with gas fireplace and sliding doors opening onto the rear garden. Movie nights, cosy evenings and lazy Sundays sorted!
- ROOM FOR THE WHOLE FAMILY (AND THEN SOME)! A separate dining/family room providing another fantastic reception space. Sunday roasts and dinner parties, anyone?
- YOUR OWN ESCAPE ROOM! Not quite an escape room in the traditional sense, but the additional study/playroom/snug is perfect for home working, hobbies, children's toys or simply hiding away with a cuppa!
- A KITCHEN WITH POTENTIAL! A fitted kitchen with matching units, gas hob, oven and integrated fridge, plus space for additional appliances.
- FOUR GOOD-SIZED BEDROOMS! Plenty of room for growing families, guests and even that home office you've been promising yourself.
- A LITTLE EXTRA LUXURY! The principal bedroom benefits from triple built-in wardrobes and its own en-suite shower room. No need to queue for the bathroom here!
- BATHROOM BLISS! A refitted family bathroom with bath and shower, alongside a separate ground floor cloakroom. Practical family living at its best.
- GARDEN PRIVACY! An unoverlooked rear garden with patio, lawn, greenhouse and storage shed. Perfect for summer entertaining, green-fingered enthusiasts or simply enjoying a little peace and quiet.
- PARKING? NO PROBLEM! A detached garage plus driveway parking for up to FOUR vehicles. No more playing musical cars every morning!

## Guide Price £500,000 - £550,000

# SPACE, SPACE AND EVEN MORE SPACE! A FOUR BEDROOM DETACHED FAMILY FAVOURITE IN CHELMER VILLAGE!

More space, more flexibility and plenty of room to make memories!

If your current home is starting to feel a little on the cosy side, then this extended four bedroom detached beauty in Henniker Gate could be just the upgrade you've been waiting for!

Situated within the ever-popular Chelmer Village, this impressive family home offers generous accommodation, a wonderfully versatile layout and plenty of space for everyone to spread out. Whether you're juggling family life, working from home, entertaining friends or simply dreaming of a little more breathing room, this property has plenty to offer.

And it's not just about the bedrooms! The extended ground floor provides three fantastic reception spaces, including an impressive lounge, a separate dining/family room and an additional study, playroom or snug. In other words, there's finally somewhere for the toys, somewhere for the laptop and somewhere to put your feet up without being disturbed!

Further benefits include a fitted kitchen, entrance hall, ground floor cloakroom, four well-proportioned bedrooms, an en-suite to the principal bedroom, a refitted family bathroom, detached garage and driveway parking for up to four vehicles. Outside, you'll find a delightful unoverlooked rear garden, together with further potential to extend, subject to the necessary planning permissions.

Let's take a look around...

Upon entering, the welcoming entrance hall immediately sets the scene for the generous accommodation on offer. With stairs rising to the first floor, useful understairs storage and an additional storage cupboard, there's plenty of practicality from the outset. Finished with contemporary LVT flooring, the hallway provides access to the principal ground floor rooms and cloakroom.

The Lounge

Now here's a room with presence! The impressive lounge offers fantastic proportions and is the perfect place to unwind after a busy day, enjoy a cosy evening in or entertain family and friends.

A gas fireplace with ornate surround creates an attractive focal point, whilst two radiators ensure comfort. Double glazed sliding doors open directly onto the rear garden, allowing plenty of natural light to flood the room and providing a lovely connection between indoor and outdoor living.

There's also an additional door and opaque window leading through to the adjoining study/playroom, adding another element of versatility to the ground floor.

The Study / Playroom / Snug

One of the real bonuses of this home is the additional reception room, offering a wealth of possibilities depending on your family's needs.

Need a dedicated home office? Sorted. Somewhere for the children to play without taking over the lounge? Absolutely. Perhaps a hobby room, snug or even a quiet retreat with a good book and a cuppa? The choice is yours!

Enjoying a dual aspect, with double glazed sliding doors to the side and a further window overlooking the rear, this is a genuinely useful space that makes modern family living that little bit easier.

The Dining / Family Room

A separate dining/family room provides yet another excellent reception space, ideal for family mealtimes, dinner parties or simply enjoying a more informal setting away from the main lounge.

With three double glazed windows to the front, the room enjoys plenty of natural light and offers direct access through to the kitchen. Whether it's Sunday lunch, midweek meals or hosting friends, there's plenty of room to make this space your own.





THE SMALL PRINT:

Material Information: https://reports.sprift.com/property-report/48-henniker-gate-chelmsford-cm2-6qh/5791025

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

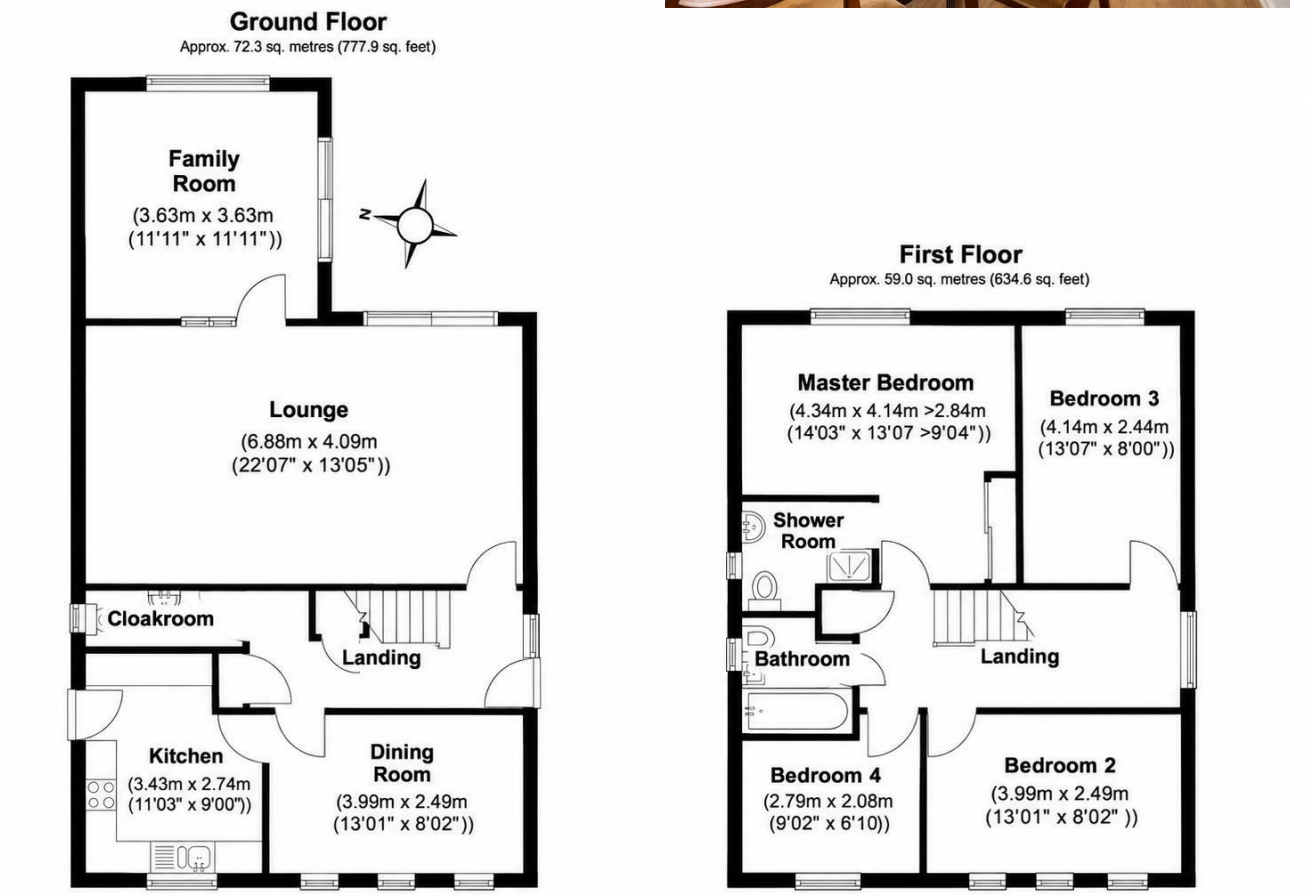
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Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.








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