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For Sale

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## New Road, Broomfield, Chelmsford, CM1 7AN

This considerably EXTENDED and IMPROVED semi detached house is situated in Broomfield on the North side of Chelmsford and really needs to be internally viewed to be fully appreciated! It has 3 DOUBLE BEDROOMS with the main bedroom having an EN-SUITE SHOWER ROOM and there is a further family bathroom. It comprises of a spacious entrance hall, cloakroom, lounge, GOOD SIZE REFITTED KITCHEN and a SUPERB REAR DINING ROOM EXTENSION! It stands on a long plot of about 140' in total depth and has a GARAGE, LOTS OF OFF ROAD PARKING and Southerly facing rear garden. Chelmsford City centre is within easy reach as is Broomfield Hospital and Broomfield Primary School is literally just up the road. HIGHLY RECOMMENDED!



3 Bedroom(s)



2 Reception(s)



2 Bathroom(s)



Entrance door leading through to

**ENTRANCE HALL** A good size entrance hall with tiled flooring, radiator, stairs to first floor with cupboard under, coved ceiling, inset spot lights, white panelled doors leading to

**CLOAKROOM** W.c with concealed cistern, wash hand basin with mixer tap, tiled flooring, radiator, decorative dado rail, double glazed window to front, coved ceiling, inset spot lights.

**LOUNGE 4.11m (13'6) x 3.47m (11'5)** Radiator, double glazed window to front, coved ceiling, door to

**KITCHEN 5.43m (17'10) x 3.12m (10'3)** Originally a kitchen/dining room and now purely a large kitchen which has been refitted with an excellent range of units comprising single drainer sink unit with mixer tap, working surfaces with cupboards and drawer unit, Range style oven to remain with cooker hood above, tiled flooring, integrated dishwasher and washing machine, space for tumble dryer and American style fridge freezer, wine cooler, tiling over worktops, eye level cupboards, upright radiator, double glazed windows to side and rear, coved ceiling, inset spot lights, door returning to the entrance hall, glazed double doors leading to

**DINING ROOM 4.49m (14'9) x 3.61m (11'10)** A superb rear addition of an excellent size and having tiled flooring with under floor heating, inset spot lights, double glazed window to rear, double glazed double doors to side, two roof lights.

**FIRST FLOOR LANDING** Double glazed window to side, built in cupboard, coved ceiling, access to loft space, white panelled doors leading to

**BEDROOM ONE 4.24m (13'11) x 3.3m (10'10) + DEEP DOOR RECESS WITH BUILT IN WARDROBE CUPBOARD** A spacious main bedroom with radiator, two double glazed windows to front, coved ceiling, inset spot lights, white panelled door to

**EN-SUITE SHOWER ROOM** W.c with concealed cistern, wash hand basin with mixer tap, tiled flooring, shower cubicle with fitted shower, part tiled walls, towel warmer, double glazed window to rear, inset spot lights.

**BEDROOM TWO 3.62m (11'11) x 3.6m (11'10)** Another good size bedroom with radiator, part panelled walls, inset spot lights, double glazed window to front, coved ceiling.

**BEDROOM THREE 3.27m (10'9) x 2.83m (9'3)** Again a good size bedroom with radiator, double glazed window to rear, coved ceiling.

**BATHROOM** Refitted with a panel enclosed shower bath with mixer tap and separate hose, glazed screen to side, w.c, vanity wash hand basin with mixer tap, tiled flooring, towel warmer, part tiled walls, two double glazed windows to rear, inset spot lights.

**GARAGE 5.33m (17'6) x 2.16m (7'1)** Electric sectional doors to both the front and rear, light and power connected, door giving access into the entrance hall.

**BRICK BUILT STORE 5.29m (17'4) x 2.53m (8'4)** Set within the garden is this useful brick built store with a door at the front.

## **GARDENS**

The property stands on a good size overall plot with a total depth of approximately 140ft. To the front the garden measures approximately 50ft in depth and has a long driveway leading to the garage and provides off road parking for a number of vehicles, whilst the remainder of the front garden is laid to lawn. Behind the garage and before the store is a 'courtyard style' area which in turn leads into the rear garden itself which measures approximately 40ft in depth, is mainly laid to lawn and within which are two timber garden sheds. The garden is quite private and Southerly facing.



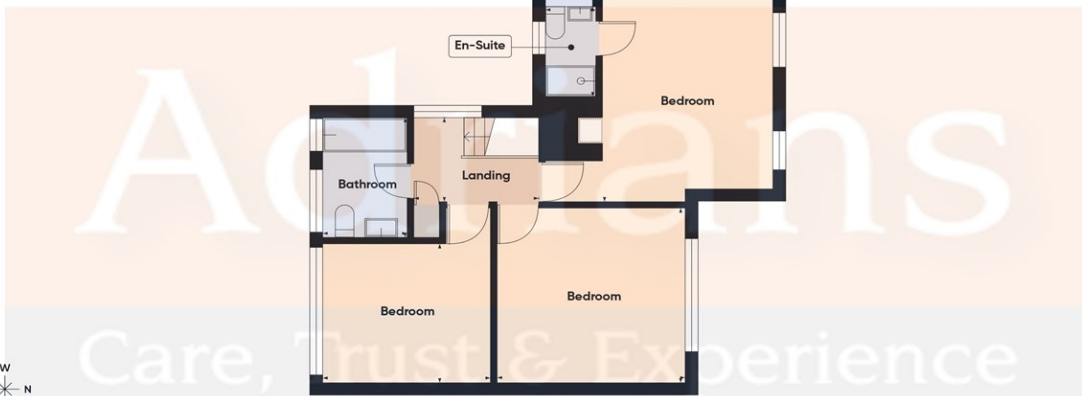
Floor 0

Approximate total area<sup>m</sup>1155 ft<sup>2</sup>  
107.2 m<sup>2</sup>

(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.

GIRAFFE 360



Floor 1



**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**

**Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP**

**01245 265303 | [info@adrians-property.co.uk](mailto:info@adrians-property.co.uk) | [www.adrians-property.co.uk](http://www.adrians-property.co.uk)**