



## 36 Burnell Gate

Beaulieu Park, Chelmsford, CM1 6ED

Price Guide £500,000



Being sold chain free this modern townhouse located in the desirable area of Beaulieu Park Development, Chelmsford. This impressive property features open plan living, dining and kitchen area. It also benefits from three well-proportioned bedrooms, making it an ideal home for families. With three bathrooms, including en-suite facilities to two of the bedrooms adding to the design of the house.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The contemporary layout ensures that the living spaces are both functional and stylish, catering to the needs of modern living.

One of the standout features of this townhouse is the provision for parking, accommodating up to two vehicles, which is a rare find in such a sought-after location. The property is also conveniently situated close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away, enhancing the overall appeal of this home.

Do not miss the chance to make this delightful townhouse your new home.



**HALLWAY:**

Front door and stairs to first floor.

**LOUNGE:** 10'08" x 14'04" (3.25 x 4.37)

Laminate wood effect floor, window to front.

**KITCHEN/DINER** 14'01" x 16'11" (4.29 x 5.16)

Selection of beech base and eye level cupboards, electric oven and gas hob, space for washing machine, roll edge work surface. Tiled floor.

Doors to garden.

**BEDROOM 1:** 14'01" x 8'06" (4.29 x 2.59)

Carpet, window to rear.

**DRESSING AREA:** 8'04" x 5'04" (2.54 x 1.63)

Carpet, fitted wardrobes.

**EN-SUITE:** 8'03" x 6'03" (2.51 x 1.91)

Bath with shower attachment, low level w.c, washbasin, window to front, tiled floor.

**BEDROOM 3:** 10'03" x 7'03" (3.12 x 2.21)

Carpet, juliette balcony with doors to front.

**BATHROOM:**

Bath with shower over, low level w.c, washbasin, window to front aspect, tiled floor, radiator.

**TOP FLOOR BEDROOM 2:** 14'0" >8'03" x 11'01" (4.27 >2.51 x 3.38)

Carpet to floor, dual aspect window, some restricted head height. Access via spiral staircase.

**EN-SUITE:**

Shower cubicle, washbasin, low level w.c, window to rear. Tiled floor.

**EXTERNAL AND GARAGE:**

Garage - 16'07 x 8'05

Concrete floor, boiler, up and over door to parking space, curtesy door to garden. Power and light.

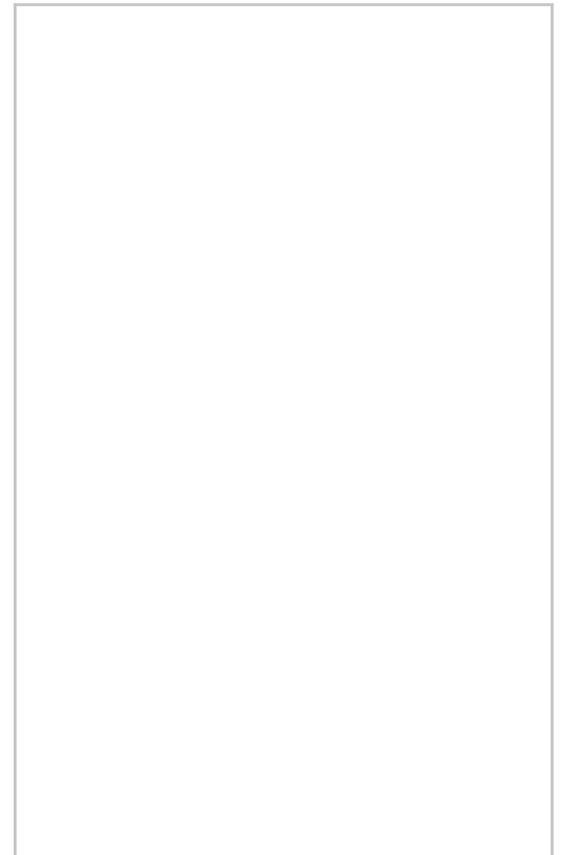
There is a lovely rear garden that is mainly laid to lawn with some established shrubs. Paved patio area.

Off street parking for 1 vehicle.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

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