

Adrians

Sales & Lettings Agents

For Sale



Sharpington Close, Galleywood, Chelmsford, CM2 8YH

Presented to a high standard and extended to the rear, a good size three bedroom family home located in a popular part of Galleywood. Very low maintenance rear garden with summer house and entertaining space, with off street parking to the front. The location is ideal for local shops and is only a short drive from the A12 connecting other major routes.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)

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Entrance to the property via PVCu double glazed door with glazed side panel leading through to

ENTRANCE PORCH

Storage for coats and shoes, further door to

LOUNGE 5.23m (17'2) x 3.96m (13')

Suspended bay window to front, wood style laminate flooring, fireplace, stairs that rise to the first floor.

KITCHEN / BREAKFAST ROOM 5.18m (17'0) x 3.33m (10'11)

Open plan with ample space for dining table, fixed breakfast bar, fitted kitchen with extractor hood, hob, double oven, under cupboard lighting, window to side, range of high gloss units complimented by work surface, inset sink and drainer with mixer tap, space for fridge freezer, open to

FAMILY ROOM 3.1m (10'2) x 2.01m (6'7)

Window and door to rear, tiled flooring, further high level windows to side, door to

GROUND FLOOR CLOAKROOM / UTILITY

Window to rear, space for washing machine and dryer, storage, low level w.c, wash hand basin.

FIRST FLOOR LANDING

Window to side, access to loft, doors to

BEDROOM ONE 3.89m (12'9) x 3.15m (10'4)

Window to front.

BEDROOM TWO 2.82m (9'3) x 2.82m (9'3)

Window to rear.

BEDROOM THREE 2.84m (9'4) x 1.98m (6'6)

Window to front.

BATHROOM

Window to rear, modern suite comprising of a 'P' shaped bath with shower over and screen to side, low level w.c, moulded wash hand basin on vanity unit with mixer tap, tiled flooring, heated towel rail.

GARDEN

The property benefits from a low maintenance rear garden, perfect for entertaining with artificial grass, a good size patio, pergola and decking providing space for hot-tub. To the side of the property there is brick built storage (originally the garage) which provides a work from home space currently. Off street parking is provided to the front.



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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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