

# HOME



**Chelmsford**  
**£600,000**  
**4-bed detached house**

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

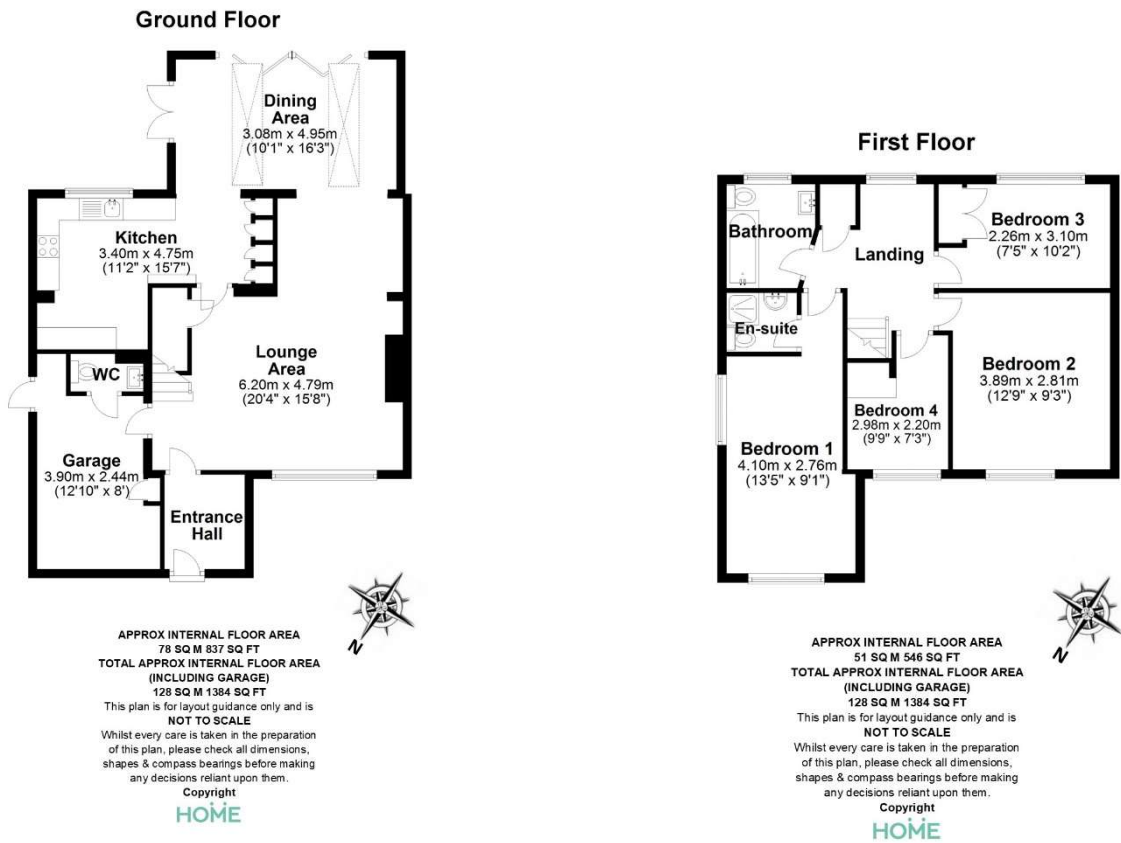
[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

**Sales**  
 01245 250 222  
**Lettings**  
 01245 253 377  
**Mortgages**  
 01245 253 370

## Spalding Way, Great Baddow

Situated in a sought-after location and occupying a corner plot with scope to further extend, planning permission is already granted 23/01911/FUL, is this four bedroom detached family home. The accommodation comprises an entrance porch with a door leading to a spacious L-shaped lounge with a staircase to the first floor and a feature fireplace with a fitted log burner. Open plan from the lounge and to the rear of the house is a dining room which has two feature lantern lights and double glazed bi fold doors leading out onto the rear garden. In addition there is a modern well fitted kitchen. The kitchen is fitted with a range of base and eye level units, and incorporates a twin oven, and integrated fridge/freezer as well as having space and plumbing for a washing machine and an integrated dishwasher. There is an induction hob and fitted extractor hood. The garage has been converted to provide an extra ancillary room, and in addition there is a ground floor cloakroom.

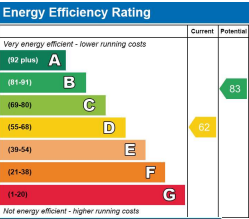
Upstairs there are four bedrooms, the master bedroom having an ensuite shower room. There is also a family bathroom WC. To the front of the property there is parking for up to three cars. A side pedestrian access leads to the rear garden which is laid principally to lawn with flower and shrub beds and has a decking area extending to the side. The property is double glazed throughout and has gas-fired radiator central heating.



Features

- Corner plot with potential to extend (plans already passed)
- Driveway for two/three cars
- Modern fitted kitchen
- Close to Vineyards shopping precinct
- Extended & improved by the current owners
- Sought after area of Great Baddow
- En suite shower room
- Close to popular primary & secondary schools
- Two reception rooms

EPC Rating



The Nitty Gritty

Tenure: Freehold

Band E is the Council Tax band for this property and the annual council tax bill is £2,724.92

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £36 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

