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For Sale

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Care, Trust & Experience



Daws Close, Writtle, Chelmsford, CM1 3PE

Daws Close is a quiet cul-de-sac within just a short distance of the Village centre. Affording simply stunning views across the open fields to the rear, this impeccably kept three bedroom detached property offers in our opinion well appointed accommodation throughout by way of a good size reception hall, lounge/diner and kitchen with separate utility room. To the first floor there are three very nice bedrooms and a modern three piece shower room along with those delightful views. The rear garden is exceptionally well planted and offers a large raised terrace, whilst to the front there is driveway parking leading to a single garage. Viewing advised.



3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Entrance door leading through to

ENTRANCE PORCH

Door leading through to

RECEPTION HALL 3.58m (11'9) x 1.96m (6'5)

Coving to ceiling, stairs rising to first floor, under stairs storage, radiator.

SITTING ROOM 4.11m (13'6) x 3.56m (11'8)

Coving to ceiling, large double glazed window to front, burner, radiator, wall light points.

DINING AREA 3.15m (10'4) x 2.54m (8'4)

Coving to ceiling, radiator, door through to kitchen, double glazed sliding doors opening onto the garden.

KITCHEN 2.97m (9'9) x 2.92m (9'7)

Coving to ceiling, large double glazed window to rear with very pleasant view, fitted with a comprehensive range of wall and base level units, granite worktops over, inset single drainer sink unit with mixer tap, range of integrated Neff appliances including four ring hob with oven beneath, microwave, dishwasher, fridge, freezer, door through to

UTILITY 2.49m (8'2) x 1.6m (5'3)

Double glazed window to rear, base level units with roll edge worktops, space for washing machine, door through to garage, double glazed door to garden.

FIRST FLOOR LANDING

Loft access, coving to ceiling, double glazed window to side, airing cupboard housing hot water cylinder, doors to

BEDROOM ONE 3.71m (12'2) + RECESS x 3.58m (11'9)

Coving to ceiling, large double glazed window to front.

BEDROOM TWO 3.1m (10'2) x 3.07m (10'1)

Coving to ceiling, large double glazed window to rear with delightful view over surrounding countryside, small storage cupboard, radiator.

BEDROOM THREE 2.54m (8'4) > 6'4" x 2.49m (8'2)

A well proportioned room with coving to ceiling, double glazed window to front, over stairs storage, radiator.

SHOWER ROOM

Inset spot lights, obscure double glazed windows to both rear and side, modern white suite comprising close coupled w.c with full and half flush, pedestal wash hand basin with mixer tap, double width step-in shower with Aqualisa Quartz shower, glazed screen, tiling to walls and floor, heated towel chrome rail.

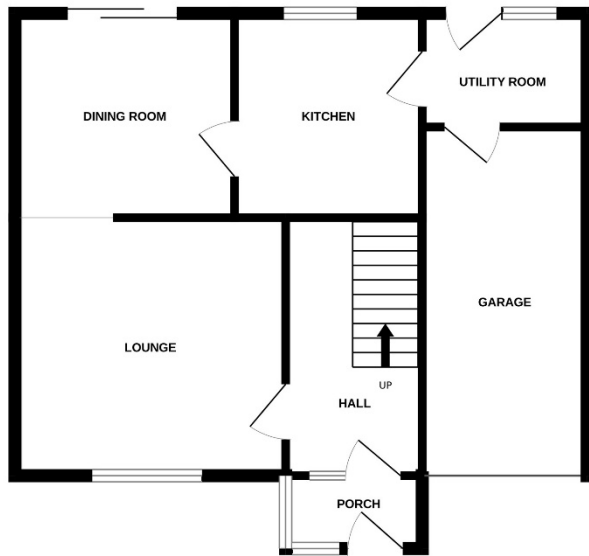
OUTSIDE

The property affords a fantastic garden, heavily planted with various flowers and shrubs to beds and panel enclosed fencing to boundaries. Immediately from the back of the house there is a large raised terrace, perfect for outside dining, with steps down to a further hard-standing and lawn. The garden offers a very open yet private aspect and access can be gained by a pedestrian side gate.

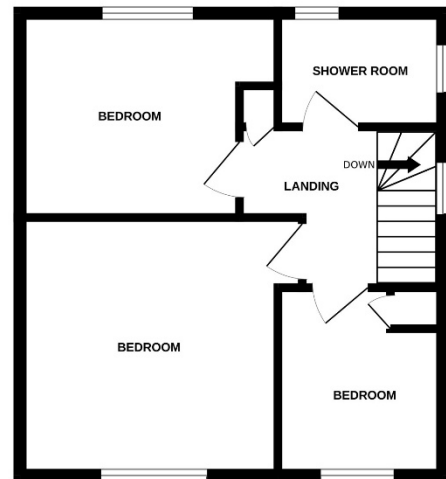
GARAGE 5.18m (17') IN DEPTH x m (')

Power and light connected, up and over door to front, door to utility.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC RATING: D
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

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