

Adrians

Sales & Lettings Agents

Guide Price £700,000 - £725,000



5 Prykes Drive, Chelmsford

GUIDE PRICE £700,000 - £725,000! This **SUPERB EXTENDED** character semi detached house is situated within walking distance of the City centre and station and has a good size South Westerly facing garden backing a tree lined area and River Can with paths leading into the City centre itself. The property **MUST** be internally viewed to be fully appreciated! It is offered for sale with No Onward Chain and is in our opinion realistically priced for a quick sale. It comprises an impressive entrance hall, cloakroom, large sitting area divided into two areas, superb rear kitchen / dining area with bi folding doors onto the garden, utility room and a further reception room currently used as a study but has other options. On the first floor there is an excellent rear main bedroom with balconette and en suite shower room with views over the garden and beyond and there are two further bedrooms and bathroom. Convenient for the highly regarded schools of the King Edward Grammar and County High School. **HIGHLY RECOMMENDED!**



3 Bedroom(s)



3 Reception(s)



2 Bathroom(s)



ENTRANCE HALL

An impressive long hallway with two radiators, large built in cloaks cupboard, double glazed window to front, stairs to first floor with cupboard under, coved ceiling, white panelled doors leading to

CLOAKROOM

White suite comprising w.c, corner wash hand basin with mixer tap, radiator, extractor fan.

SITTING AREAS

Divided into two areas, although could be used as one larger area if preferred.

SITTING AREA ONE 3.33m (10'11) x 3.18m (10'5)

Radiator, double glazed window to front, coved ceiling, wide opening to

SITTING AREA TWO 4.11m (13'6) x 3.2m (10'6)

Door returning to hallway, coved ceiling, wide opening to

KITCHEN / DINING AREA 9.4m (30'10) x 3.25m (10'8)

DINING AREA

Tiled flooring, excellent range of built in storage cupboards, further unit with integrated fridge and drawer unit, pop-up sockets, double glazed bi-folding doors to the rear with fitted blinds, coved ceiling, inset spot lights, open to

KITCHEN AREA

Superbly fitted with an excellent range of units with granite working surfaces, inset one and a half bowl sink unit with mixer tap, excellent range of cupboards and drawer units, American style fridge freezer, Range Master gas range style oven included, cooker hood, tiled flooring, tiling over worktops, eye level cupboards with under lighting, lighting over sink unit, integrated dishwasher, double glazed window to rear, coved ceiling, inset spot lights, door to

UTILITY ROOM 3.1m (10'2) x 1.78m (5'10)

Again being well fitted with inset single drainer sink unit with mixer tap, working surface with cupboards, washing machine and fridge freezer included, tiled flooring, built in microwave, coved ceiling, door to garage.

NOTE

The kitchen, dining and utility area all have under floor heating.

STUDY / PLAY ROOM 2.79m (9'2) x 2.34m (7'8)

Radiator, roof light to side, coved ceiling. This room has a number of different uses dependent upon requirements and possibly even as a ground floor bedroom or occasional room.

FIRST FLOOR LANDING

Air-conditioning unit, two double glazed windows to front, coved ceiling, access to loft space, white panelled doors leading to

BEDROOM ONE 3.58m (11'9) x 3.4m (11'2) CLEAR FLOOR SPACE

A superb rear bedroom with radiator, air-conditioning unit, free-standing wardrobe cupboards to remain, double glazed double doors with balconette to the rear with superb view over the garden and wooded area and River Can beyond. Opening to

EN-SUITE SHOWER ROOM

White suite comprising pedestal wash hand basin with mixer tap, w.c, corner shower cubicle with fitted shower, part tiled walls, towel warmer, extractor fan.

BEDROOM TWO 3.23m (10'7) x 3.18m (10'5)

Radiator, free-standing wardrobe cupboards to remain, double glazed window to front, coved ceiling.

BEDROOM THREE 3.33m (10'11) x 3.15m (10'4)

Radiator, free-standing wardrobe cupboards to remain, double glazed window to rear with view, coved ceiling.

BATHROOM

White suite comprising panel enclosed bath with mixer tap and shower attachment, w.c, pedestal wash hand basin, towel warmer, double glazed window to side, extractor fan.

GARAGE 5.23m (17'2) x 3.43m (11'3)

Electric roller shutter door to front, light and power connected, this is where the batteries are stored for the solar panels, door at the rear giving access to the utility.

GARDENS

To the front virtually all of the garden has been sett laid providing off road parking for a number of vehicles and there is a hedge boundary to the front. The rear garden is undoubtedly a feature of the property being south-westerly facing, approaching 90ft and as previously mentioned backs a wooded area and the River Can where there is both cycle and pedestrian paths leading into the City centre. The garden commences with a full width decked area with canopy over, steps down to large area of lawn, two timber garden sheds.

NOTE

The property benefits from having solar panels installed, the benefits of which the sellers are happy to discuss with any potential buyers. The property also has an electric vehicle charging point. We further understand from the sellers that a new boiler was installed in January 2026.



EPC RATING: B
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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