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For Sale

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Chignal Road, Chelmsford

A truly superb 8 year old detached family house offering considerable five bedroom accommodation spread over 3 floors. It is most conveniently situated on the favoured West side of the City centre within easy reach of the station, hence could well suit a commuting buyer and also has good links out of Chelmsford for access to the M11. It has an excellent specification with underfloor heating to the ground floor, lots of off road parking to the front and the unusual benefit of a large rear garden being Easterly facing and measuring over 100' in depth! An internal viewing is essential to appreciate all that this property has to offer!

 5 Bedroom(s)

 3 Reception(s)

 4 Bathroom(s)



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ENTRANCE HALL

An impressive hallway measuring approximately 8.94m (29' 4") long with porcelain tiled flooring, turning stairs to first floor with cupboard under, coved ceiling, inset spot lights, white panelled doors leading to

PLAY ROOM 3.81m (12'6") x 2.77m (9'1") INTO BAY

Currently used as a further lounge area, double glazed bay window to front, coved ceiling.

STUDY / OFFICE 2.34m (7'8") x 2.01m (6'7") PLUS LARGE RECESS

Double glazed window to side, coved ceiling, inset spot lights.

CLOAKROOM

White suite comprising low level w.c, vanity wash hand basin with mixer tap and cupboard under, porcelain tiled flooring, half height tiling, extractor fan.

SITTING ROOM 5m (16'5") x 3.84m (12'7")

A good size rear room with wood burning stove and hearth, bi-folding doors giving access to dining area.

UTILITY ROOM 2.79m (9'2") x 1.78m (5'10")

One and a half sink unit with mixer tap, working surface with cupboards under, porcelain tiled flooring, space for washing machine and fridge freezer, eye level cupboards, double glazed window and door to side, coved ceiling, inset spot lights.

KITCHEN / BREAKFAST ROOM 6.02m (19'9") x 3.94m (12'11") MAX

A superb rear room having an excellent range of custom built kitchen units made by Crownwood kitchens of Billericay, central island unit with double enamel sink unit with mixer hot tap, Silestone quartz working surfaces with cupboards under, breakfast bar area, integrated dishwasher, further working surface with built in induction hob unit with cooker hood above, drawer units and cupboards, corner larder cupboard, twin eye level Neff ovens, space for American style fridge freezer, tiling over worktops, eye level cupboards with under lighting and glazed display units also internally lit, coved ceiling, inset spot lights. At the rear of the room is a part vaulted breakfast area which has double glazed bi-folding doors to the rear giving access to the garden, wide opening leading to

DINING AREA 3.94m (12'11") x 3.18m (10'5")

An excellent recently added extension having the same flooring as the kitchen/breakfast room and entrance hall, having bi-folding doors to the rear, is open to the kitchen area, has a feature roof lantern and inset spot lights.

FIRST FLOOR LANDING

Column radiator, double glazed window to side, stairs leading to second floor, coved ceiling, white panelled doors leading to

BEDROOM ONE 4.85m (15'11") x 3.96m (13') DOOR RECESS

Column radiator, double glazed window to rear, coved ceiling, door to

EN-SUITE SHOWER ROOM

A luxurious room with white suite comprising low level w.c, vanity wash hand basin with mixer tap and cupboard under, tiled flooring, walk-in shower cubicle with fitted shower unit with large head and separate hose, shaver socket, part full height and part half height tiling, towel warmer, double glazed window to side, inset spot lights, extractor fan.

BEDROOM THREE 4.65m (15'3") x 3.86m (12'8") PLUS RECESS

Column radiator, double glazed window to front, coved ceiling.

BATH / SHOWER ROOM

A luxurious room with white suite comprising feature deep free-standing bath with mixer tap, low level w.c, vanity wash hand basin with mixer tap and cupboard under, tiled flooring, walk-in shower cubicle with fitted shower unit with large head and separate hose, shaver socket, part full height and part half height tiling, towel warmer, double glazed window to rear, inset spot lights, extractor fan.

BEDROOM FOUR 3.89m (12'9") x 3.81m (12'6")

Column radiator, double glazed window to rear, coved ceiling.

BEDROOM FIVE

Column radiator, double glazed window to front, door to

EN-SUITE SHOWER ROOM

Another luxurious room with white suite comprising low level w.c, vanity wash hand basin with mixer tap and cupboard under, tiled flooring, walk-in fully tiled shower cubicle with fitted shower, remainder half height tiling, towel warmer, shaver socket, double glazed window to side, inset spot lights, extractor fan.

TOP FLOOR LANDING

Double glazed window to side, roof light, door to deep built in storage cupboard, door to

BEDROOM TWO 4.85m (15'11") x 4.29m (14'1")

Measured at floor level and having limited head height but still an excellent size room, column radiator, three roof lights, door to

EN-SUITE BATHROOM

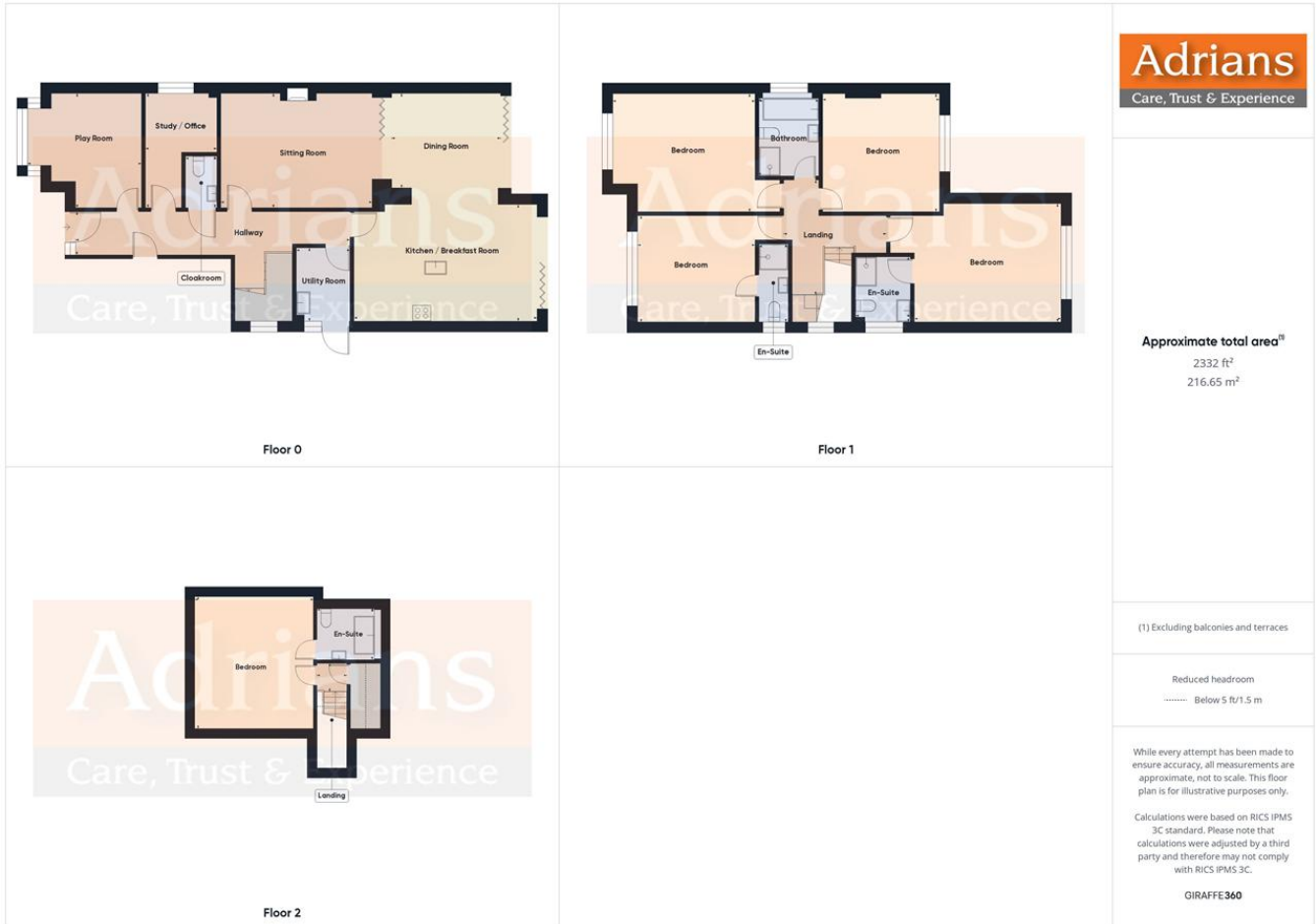
Yet another luxurious room with white suite comprising feature deep free-standing bath, low level w.c, vanity wash hand basin with mixer tap and cupboard under, tiled flooring, towel warmer, part half height tiling, shaver socket, roof light, extractor fan.

GARAGE 5.31m (17'5) x 2.77m (9'1)

Electric roller shutter door, light and power connected, wall mounted Vaillant gas fired boiler, double glazed door to rear, door giving access into the entrance hall.

GARDENS

The property stands on an excellent size plot with a large area to the front for off road parking and being well screened from the road. The rear garden as previously mentioned is over 100ft in depth, is Easterly facing with a large expanse of paved patio from the rear of the lounge right round to the rear of the kitchen and ideal for entertaining, there is a side access gate, outside lighting, large expanse of lawn, borders, numerous trees, timber garden shed, and tree house, outside tap, and the garden is very well secluded.



EPC RATING: B / COUNCIL TAX BAND: G / 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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