



FOR SALE  
kings  
GROUP  
01279 433033

St. Johns Road, CM1 3EB  
Chelmsford





# St. Johns Road, CM1 3EB

\*\* KINGS GROUP ARE DELIGHTED TO OFFER THIS NEWLY BUILT, BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED COTTAGE, IN THE HIGHLY SOUGHT AFTER LOCATION OF WRITTLE, CHELMSFORD \*\*

Nestled in the charming heart of Writtle Village, this beautiful new built three-bedroom semi-detached cottage on St. Johns Road offers a perfect blend of modern living and village charm. The property has been meticulously updated throughout, featuring a brand new fitted kitchen that has been crafted to an exceptionally high standard. Upon entering, you will find two inviting reception rooms, ideal for both relaxation and entertaining. The spacious living room seamlessly connects to the kitchen/diner, which boasts a large island, making it a delightful space for family gatherings or casual dining. The entire downstairs area benefits from underfloor heating, ensuring a warm and comfortable atmosphere. The master bedroom includes an en-suite bathroom, providing a private retreat for the homeowners. The additional two bedrooms are well-proportioned, making this home suitable for families or those seeking extra space for guests or a home office. Externally the property benefits from driveway parking for two cars, a large rear garden, solar panels and a side gate with disabled access to the rear and ground floor W.C.

Writtle Village is not only picturesque but also practical, offering a range of amenities including a supermarket, pubs, restaurants, a doctors' surgery, dentists, and a library. Furthermore, the property is within the catchment area of highly regarded schools, making it an excellent choice for families. This semi-detached cottage is a rare find, combining modern comforts with the charm of village life. It presents an ideal opportunity for those looking to settle in a vibrant community while enjoying the benefits of a beautifully updated home.

To avoid disappointment please call us now on 01279433033 to arrange your viewing.

## Offers In Excess Of £600,000



- **THREE BEDROOM SEMI-DETACHED COTTAGE**
- **NEW BUILD PROPERTY**
- **UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR**
- **EN-SUITE TO MASTER BEDROOM**
- **DRIVEWAY AND SIDE ACCESS**

#### **Living Room 19'6 x 11'1 (5.94m x 3.38m )**

Double glazed windows to front and side aspect, tiled flooring, underfloor heating, understairs storage cupboard, storage cupboard housing electric metre, TV aerial point, phone point, power points, spotlights

#### **Kitchen/Dining Room 21'7 x 18'1 (6.58m x 5.51m)**

Double glazed windows to side aspect, double glazed bi-folding doors to rear aspect leading to rear garden, tiled flooring, underfloor heating, spotlights, a range of base and wall units with flat top marble effect worksurfaces, integrated electric double oven, integrated washing machine, integrated dishwasher, butler sink with mixer tap, island with induction hob and extractor fan, power points

#### **Downstairs W.C.**

Double glazed opaque window to side aspect, tiled flooring, underfloor heating, spotlights, low level flush W.C. tiled splash backs, hand wash basin with mixer tap

#### **First Floor Landing**

Carpeted, storage cupboard, loft access

#### **Master Bedroom 10'2 x 8'5 (3.10m x 2.57m)**

Double glazed window to rear aspect, single radiator, carpeted, built in storage cupboard, power points, spotlights

#### **En-Suite 8'5 x 3'7 (2.57m x 1.09m )**

Double glazed opaque window to rear aspect, tiled flooring, part tiled walls, heated towel rail, shower cubicle with thermostatically controlled shower, spotlights, extractor fan, low level flush W.C. wash basin with mixer tap and vanity under unit

#### **Bedroom Two 12'5 x 7 (3.78m x 2.13m)**

Double glazed window to front aspect, carpeted, storage cupboard, single radiator, power points

- **CHAIN FREE**
- **NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES**
- **MODERN FAMILY BATHROOM**
- **DOWNSTAIRS CLOAKROOM**
- **SOLAR PANELS**

#### **Bedroom Three 11 x 9'6 (3.35m x 2.90m )**

Double glazed window to front aspect, carpeted, storage cupboard, single radiator, power points

#### **External**

Driveway for two cars, side access, large rear garden with patio area and mainly laid to lawn, solar panels

Construction Type - Brick Built

Council Tax band - TBC

EPC Rating - B





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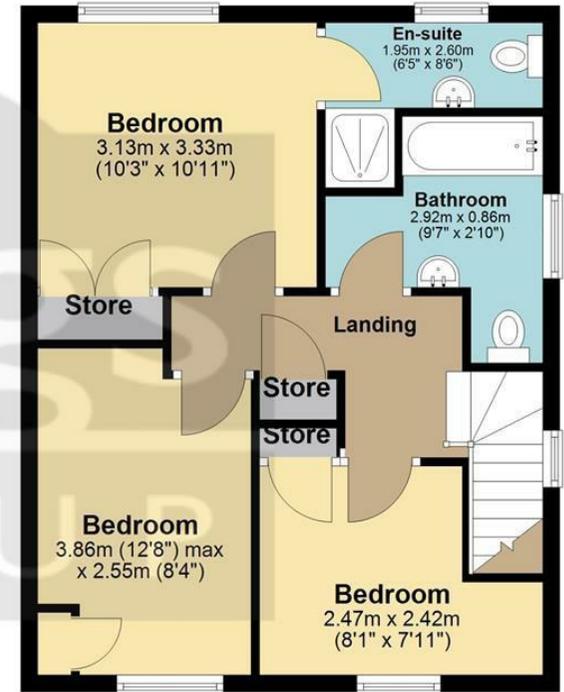
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



### Ground Floor



### First Floor



Total area: approx. 103.9 sq. metres (1118.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

**St Johns road**

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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