



Paul Mason Associates

Gardeners, Chelmsford, CM2 8YU
Guide price £350,000

- Three-bedroom end of terrace family home
- Spacious lounge/diner
- Kitchen/breakfast room
- Conservatory opening onto the rear garden
- Ground-floor cloakroom & Family bathroom
- Bedroom two enjoying views across neighbouring fields
- Rear garden wrapping around the side of the property
- Single garage plus gated rear access providing scope for additional vehicle parking
- Gas central heating
- Positioned on the fringe of Great Baddow overlooking neighbouring fields

This well-proportioned three-bedroom home offers versatile accommodation with a spacious lounge/diner, fitted kitchen/breakfast room, conservatory opening onto the garden and a ground-floor cloakroom. Upstairs are three bedrooms and a family bathroom with electric shower over the bath, with bedroom two enjoying views across neighbouring fields.

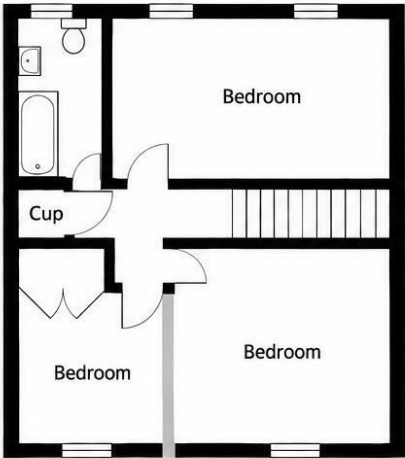
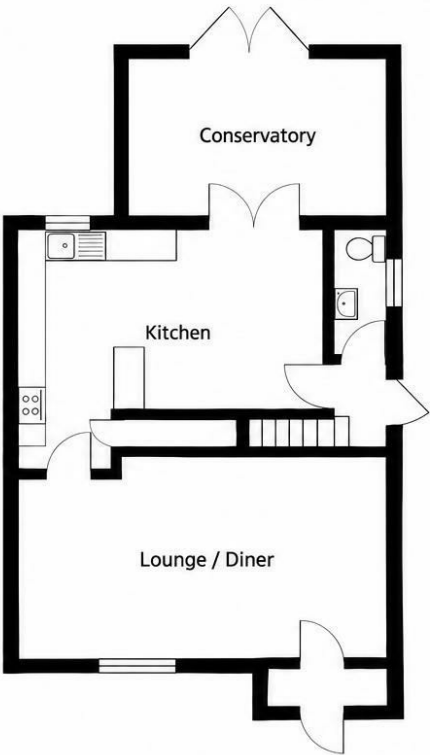
Outside, the property benefits from lawned front and rear gardens, with the rear garden wrapping around the side and gated access providing scope for additional vehicle parking. A garage is located in a block immediately next to the property, with parking in front. The combination of generous living space, useful outside areas and pleasant field views makes this an appealing family home.

Situated within the sought-after Great Baddow area of Chelmsford, the property is conveniently positioned close to local shops, schools, parks and everyday amenities. Chelmsford City Centre, mainline railway station and major road links including the A12 and A414 are all easily accessible, making this an excellent location for families and commuters alike.

(INTERNAL PHOTOS TO FOLLOW)

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

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

DISTANCES

Great Baddow High School – 0.2 miles

Larkrise Primary School – 0.3 miles

Beehive Lane Community Primary School – 0.3 miles

Baddow Village Surgery – 0.9 miles

Moulsham High School – 0.9 miles

Chelmsford Railway Station – 1.9 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Approached via a pathway with lawn to side and with door leading through to the lounge. The space also houses the modern gas boiler and fuse box.

Lounge

5.90m x 3.03m (19'4" x 9'11")
Spacious lounge/diner offering clearly defined areas for both relaxing and dining. The lounge features a focal-point fireplace, ample space for sizeable sofas and a large front-facing window providing plenty of natural light. The adjoining dining area comfortably accommodates a family dining table and additional storage furniture, creating a versatile open-plan living space

ideal for everyday family life and entertaining.

Kitchen / Diner

4.97m x 3.86m (16'3" x 12'7")
A good-sized kitchen/breakfast room fitted with a range of wall and base units, work surfaces and space for a range-style cooker and further appliances. A window above the sink provides natural light, while the room extends into a useful breakfast area with space for a table or additional seating. French doors give access into the adjoining conservatory/sun room, creating a practical and sociable everyday living space.

Conservatory

4.19m x 2.73m (13'8" x 8'11")
A useful additional reception space adjoining the kitchen/breakfast room, with glazing to multiple aspects providing plenty of natural light. French doors open directly onto the rear garden, making it a practical space for relaxing, dining or entertaining.

Inner Hall

Providing access to the stairs and cloakroom, and with French doors leading to the side garden area.

Cloakroom

Fitted with a low-level WC and wash hand basin, with tiled flooring, part-tiled walls and a chrome heated towel rail.

FIRST FLOOR

Landing

The landing benefits from an airing cupboard and provides access to all first floor rooms and loft hatch.

Bedroom One

4.35m x 2.83m (14'3" x 9'3")
A generous double bedroom with two windows providing plenty of natural light and ample space for wardrobes, drawers and additional bedroom furniture.

Bedroom Two

3.41m x 3.10m (11'2" x 10'2")
A well-proportioned second bedroom with space for a bed, desk and additional storage furniture. The room also enjoys pleasant views across the neighbouring fields.

Bedroom Three

2.41m x 2.30m (7'10" x 7'6")
A useful third bedroom with a window providing natural light, built-in storage and space for additional bedroom furniture. It would also work well as a home office or study if required.

Family Bathroom

Fitted with a panelled bath with electric shower over, wash hand basin and low-level WC, with tiled walls and a window providing natural light and ventilation.

EXTERIOR

Gardens

The property is approached via a lawned front garden with a pathway leading to the entrance. The rear garden extends around the side of the property, providing a lawned area with established boundary screening. Gated rear access offers the potential for additional off-road vehicle parking, adding useful flexibility alongside the garden space.

Garage & Parking

A single garage is situated in a nearby block immediately next to the property, with parking available directly in front of the garage.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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