



## Birkdale Rise

Chelmsford, CM3 2JT

**Guide Price £625,000**

Freehold  
Tax Band: F



**NEARLY NEW!** Boasting an impressive 20' kitchen/diner, UTILITY room, 17' BAY-FRONTED lounge plus STUDY/PLAYROOM is this IMMACULATLEY PRESENTED four bedroom detached property. Benefiting from a landscaped & well-proportioned rear garden, STILL UNDER WARRANTY (BUILT IN 2022) and detached garage (potential to convert) with TANDEM DRIVEWAY for three vehicles. Ideally situated on a recently established development within the highly regarded village of Hatfield Peverel - Walking distance to mainline Station (links to London Liverpool St) and within close proximity to A12 & Chelmsford.



# Birkdale Rise, Chelmsford, CM3 2JT

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor, radiator, Amtico flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin with tiled splash back, built-in under stairs storage cupboard, radiator, Amtico flooring and smooth ceiling.

### STUDY / PLAYROOM:

9'06 x 7'08 (2.90m x 2.34m)

Double glazed window to front aspect (fitted with shutters), radiator, Amtico flooring and smooth ceiling.

### LOUNGE:

17'08 x 12'02 (5.38m x 3.71m)

Double glazed bay window to front aspect (fitted with shutters), radiator, carpeted flooring and smooth ceiling with sunken spotlights.

### KITCHEN / DINER:

20'01 x 14'00 reducing to 9'11 (6.12m x 4.27m reducing to 3.02m)

Double glazed windows to rear aspect, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, water softener, built-in oven and microwave oven, AEG induction hob with extractor hood over, integrated fridge/freezer and dishwasher, two radiators, Amtico flooring and smooth ceiling with sunken spotlights. Double doors to rear garden.

### UTILITY ROOM:

Matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, Amtico flooring and smooth ceiling with sunken spotlights. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:

### GALLERIED LANDING:

Double glazed window to side aspect, airing cupboard, loft access, radiator, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

12'10 x 12'01 (3.91m x 3.68m)

Double glazed window to front aspect (fitted with shutters), built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

12'04 max x 9'10 max (3.76m max x 3.00m max)

Two double glazed windows to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

13'05 x 9'06 (4.09m x 2.90m)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM FOUR:

10'03 x 8'00 (3.12m x 2.44m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap, enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin with tiled splash back, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

### REAR GARDEN:

Generously sized rear garden, enclosed by fencing and comprising patio area to immediate property rear with remainder mainly laid to lawn, shed, greenhouse and gated side access.

### GARAGE, DRIVEWAY & PARKING:

Detached single garage fitted with power, lighting, eaves storage and up & over door. Driveway parking for three vehicles.

### AGENTS NOTES:

Council Tax Band: F

Estate Charge: £400 per year

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX  
01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510