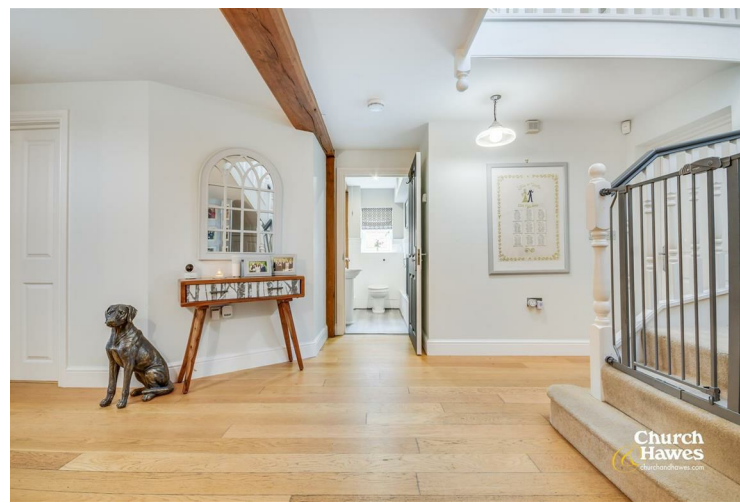
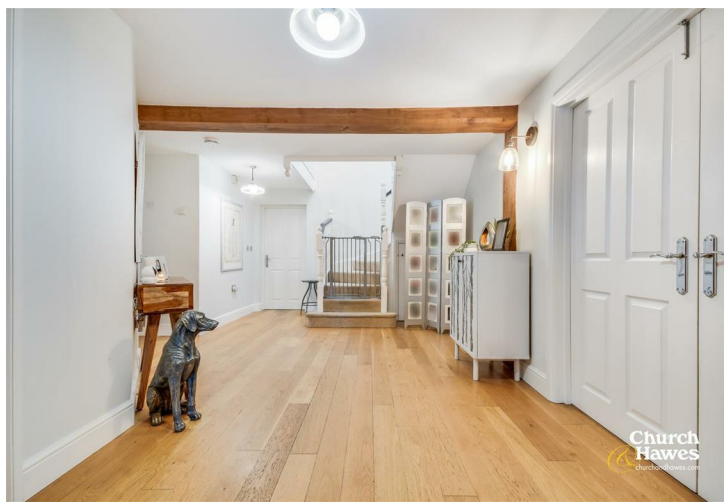




Oakhill Colam Lane, Chelmsford , CM3 4SZ
Price £1,250,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming village of Little Baddow, Chelmsford, this impressive five-bedroom detached family home on Colam Lane offers an exceptional blend of space, comfort and modern family living. Built in 2004, the property has been thoughtfully designed with busy family life in mind, providing generous and versatile accommodation throughout.

At the heart of the home is a superb open-plan kitchen and dining area, a natural hub for everyday family life and entertaining alike. This welcoming space flows beautifully into a modern timber conservatory, flooding the room with natural light and offering wonderful views across the garden. In addition, the property benefits from two spacious reception rooms, providing plenty of flexibility for family living, whether for relaxing evenings, a playroom or a dedicated home office.

Practicality has been carefully considered on the ground floor, with a separate utility room and a useful boot room/inner lobby — perfect for muddy boots, school bags and dog walks — helping to keep the main living spaces calm and organised.

Lobby 8'0" x 6'7" (2.44m x 2.01m)

Hallway 10'5" x 11'3" (3.18m x 3.43m)

Cloakroom

Snug 22'0" x 12'0" (6.73m x 3.66m)

Formal Lounge 27'7" x 13'5" (8.43m x 4.09m)

Kitchen / Orangery 33'2" x 12'0" (10.11m x 3.66m)

Utility Room 9'4" x 5'8" (2.87m x 1.75m)

Landing

Principle Bedroom 13'8" x 12'9" (4.19m x 3.89m)

En Suite

Bedroom 2 - 2nd Floor 21'10" x 10'4" (6.68m x 3.15m)

En Suite

Bedroom 3 17'5" x 10'11" (5.31m x 3.33m)

En Suite

Bedroom 4 13'5" x 9'10" (4.09m x 3.00m)

Bedroom 5 12'0" x 11'8" (3.66m x 3.56m)

Bedroom 6 (Dressing Room) 14'2" x 8'7" (4.32m x 2.64m)

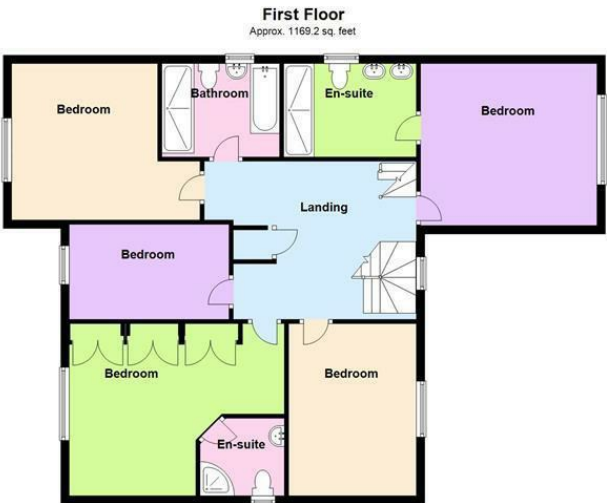
Bathroom

Garden Room (Gym) 23'1" x 14'0" (7.06m x 4.27m)

Agents Notes, Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce



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