



**Sportsmans Lane, Hatfield Peverel Chelmsford CM3 2NP**

**welcome to**

**Sportsmans Lane, Hatfield Peverel Chelmsford**

Situated in a DESIRABLE NON-ESTATE LOCATION and within reach of MAINLINE TRAIN STATION as well as HIGHLY REGARDED PRIMARY SCHOOL is this BEAUTIFULLY PRESENTED and HANDSOMELY PROPORTIONED detached chalet style home, boasting AMPLE FORECOURT DRIVEWAY and attractive SOUTH WEST FACING GARDEN.



### **Entrance**

Composite entrance door to :-

### **Entrance Hall**

10' 5" x 10' 5" ( 3.17m x 3.17m )

Double glazed UPVC windows to front, solid oak flooring, doors to :-

### **Shower Room**

Double glazed UPVC window to front, white suite comprising corner shower, low level WC and pedestal basin, tiled walls.

### **Lounge**

17' x 13' ( 5.18m x 3.96m )

Double glazed UPVC windows to side and rear, centrepiece fireplace housing wood burner, solid oak flooring, open to inner hall, French doors to :-

### **Dining Room / Garden Room**

11' 9" x 10' ( 3.58m x 3.05m )

Lantern style skylight, double glazed UPVC windows to side and rear, bi-fold doors to side opening onto the garden.

### **Kitchen**

13' 3" x 12' ( 4.04m x 3.66m )

Double glazed UPVC window to front, modern fitted kitchen comprising sink and drainer set in granite work surfaces with tiled splashbacks and range of eye and base level units, central wood topped island with inset hob, further range of appliances comprising double oven, hob with extractor over, dishwasher and wine cooler, space for fridge freezer, door to :-

### **Rear Porch**

Double glazed UPVC window to front, door to side access, further door to :-

### **Utility Room**

Double glazed UPVC window to side, sink set in wooden work surfaces with space for appliances under and eye level units, door to :-

### **Cloakroom**

Double glazed UPVC window to rear, white suite comprising low level WC and vanity basin.

### **Inner Hall**

Stairs rising to first floor, solid oak flooring, French doors to rear opening onto the garden, doors to :-

### **Snug / Bedroom Four**

11' 10" max x 9' 9" ( 3.61m max x 2.97m )

Double glazed UPVC window to front, door to :-

### **Storage**

Storage cupboard with plumbing for en suite (no suite fitted).

### **Study**

10' 1" x 4' 9" ( 3.07m x 1.45m )

Double glazed UPVC window to rear overlooking the garden.

### **First Floor**

#### **Landing**

Doors to :-

#### **Bedroom One**

17' 9" max x 13' 7" ( 5.41m max x 4.14m )

Double glazed UPVC window to rear overlooking the garden plus skylight window to front, built in storage cupboard.

#### **Bedroom Two**

13' 6" x 10' 2" ( 4.11m x 3.10m )

Double glazed UPVC window to front plus skylight window to rear.

#### **Bedroom Four**

13' 7" x 6' ( 4.14m x 1.83m )

Double glazed UPVC window to rear overlooking the garden, fitted wardrobe.

### **Bathroom**

Double glazed UPVC window to front, modern white suite comprising panel bath with shower over, low level WC and dual vanity basins, part tiled walls, heated towel rail.

### **Outside**

#### **Front**

Retained by low brick wall with block paved entrance and large shingle driveway providing off road parking for numerous vehicles, with mature shrub borders. Gated side access to :-

#### **Rear Garden**

South West facing, retained by tall hedges and predominantly laid to lawn with raised decked and patio seating area.



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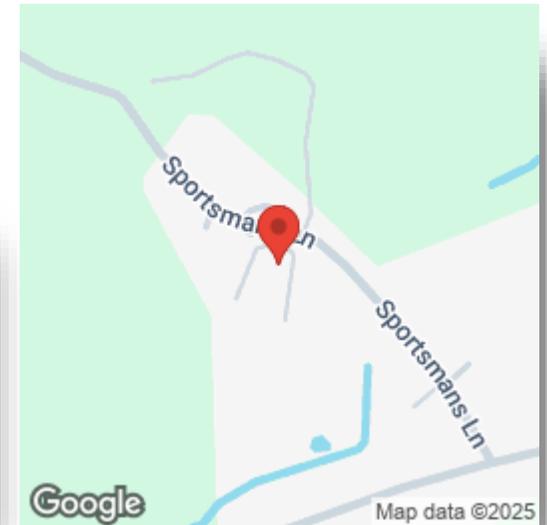
- South West Facing Garden
- Extensive Flexible Accommodation
- Station Access
- Beautifully Presented Throughout
- Ample Off Road Parking

Tenure: Freehold EPC Rating: F

Council Tax Band: E

guide price

**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104431 - 0002

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