



£615,000 GUIDE PRICE

INKERPOLE PLACE, CHELMSFORD, , CM2 6UD



PRESTIGE & VILLAGE

UK's finest properties

A beautifully presented extended family home located in the popular Chelmer Village area of Chelmsford. This super property offers generous accommodation that includes a large lounge with feature fireplace, dining area with doors to the garden, a stunning kitchen/family room with central island and beautiful seating area overlooking the garden, utility room and ground floor cloakroom. On the first floor there are Four Good Size Bedrooms, and Two Bathrooms. The property also has an enclosed landscaped rear garden, garage and driveway. VIEWING RECOMMENDED





- Extended
- Detached Family Home
- Stunning Kitchen
- Large Lounge
- Garage & Driveway
- Four Bedrooms
- Two Bathrooms
- Popular Location





### LOUNGE

Spacious lounge with fire place

### DINING AREA

With Doors to the rear garden

### KITCHEN/FAMILY ROOM

A Large Kitchen & Family Area with central island

### UTILITY ROOM

Space For Appliances

### CLOAK ROOM

Ground Floor WC

### MASTER BEDROOM

Large, Bright Double Bedroom

### EN-SUITE

Shower Room

### BEDROOM TWO

Good Size Double Bedroom

### BEDROOM THREE

Double Bedroom

### BEDROOM FOUR

Currently used as an office

### BATHROOM

Family Bathroom

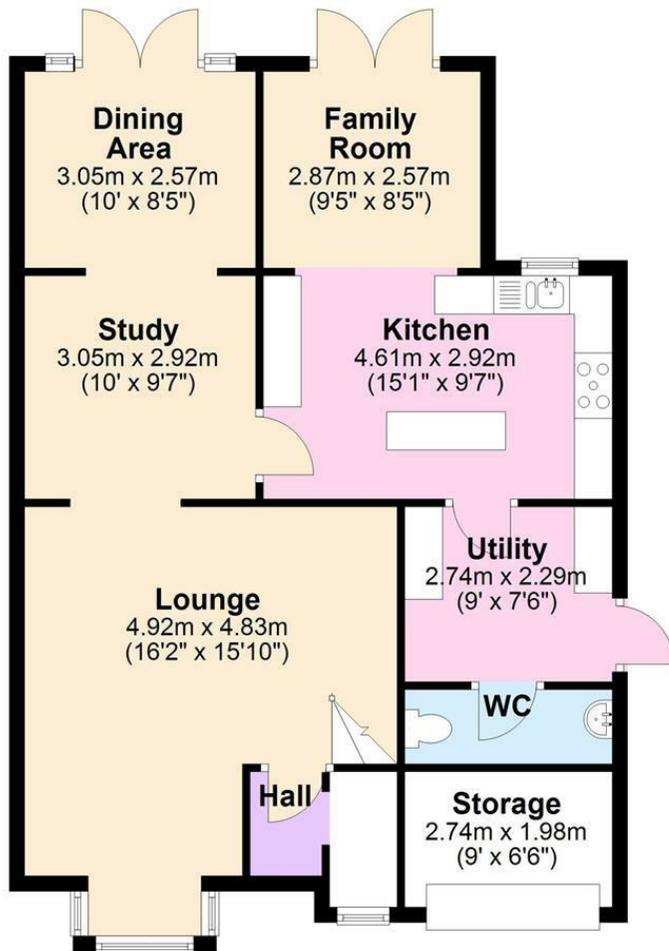
### GARAGE

Garage & Parking



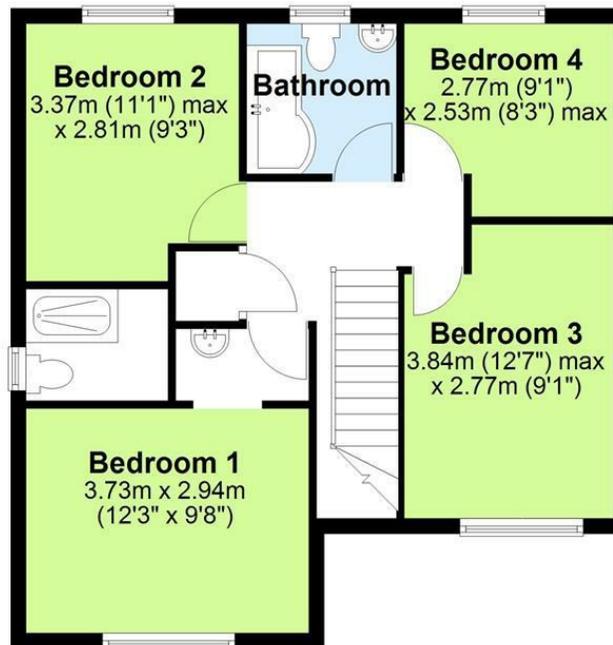
## Ground Floor

Approx. 79.6 sq. metres (857.0 sq. feet)



## First Floor

Approx. 55.8 sq. metres (600.3 sq. feet)



Total area: approx. 135.4 sq. metres (1457.3 sq. feet)



Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	73		
<p>Why energy efficient? Lower running costs</p> <p>100-90 A</p> <p>89-80 B</p> <p>79-65 C</p> <p>55-45 D</p> <p>45-35 E</p> <p>35-15 F</p> <p>15-0 G</p>		<p>Why environmentally friendly? Lower CO<sub>2</sub> emissions</p> <p>100-90 A</p> <p>89-80 B</p> <p>79-65 C</p> <p>55-45 D</p> <p>45-35 E</p> <p>35-15 F</p> <p>15-0 G</p>	
<p>Not energy efficient? Higher running costs</p> <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>Not environmentally friendly? Higher CO<sub>2</sub> emissions</p> <p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	



WINE O'CLOCK



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