



## Linnet Drive

Chelmsford, CM2 8AD

**£475,000**

Freehold  
Tax Band: C



Boasting a very IMPRESSIVE 120' REAR GARDEN with an OUTSIDE OFFICE is this IMMACULATE semi detached home, for sale with NO ONWARD CHAIN via Hamilton Piers. Offering an entrance hall & cloakroom, spacious lounge, MODERN KITCHEN DINER, conservatory, modern family bathroom, driveway parking and a detached GARAGE. Ideally located close to local schooling, shops and bus routes to the city centre. View today!



# Linnet Drive, Chelmsford, CM2 8AD

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, triple glazed window to side, doors to cloakroom, lounge, cupboard, stairs to first floor, wood effect flooring.

### Cloakroom:

Obscure triple glazed window to side, low level W/C, vanity hand wash basin, tiled walls, wood effect flooring.

### Lounge:

16'9" x 10'4" (5.11m x 3.15m)

Triple glazed bay window to front, air conditioning unit, wood effect flooring.

### Kitchen Diner:

16'10" x 12'3" > 10'11" (5.13m x 3.73m > 3.33m)

Triple glazed window to side, double glazed door to rear, double glazed sliding door to conservatory, range of wall and base units, square edge quartz work surfaces with stainless steel sink inset, island with breakfast bar, integrated oven, microwave, hob with extractor over, space for dishwasher, washing machine, wood effect flooring.

### Conservatory:

9'6" x 8'11" (2.90m x 2.72m)

Double glazed roof, triple glazed windows to rear and side, french doors to rear, door to side, under floor heating.

## First Floor:

### Landing:

Triple glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, cupboard, loft access, air condition unit.

### Bedroom One:

14'5" x 9'10" (4.39m x 3.00m)

Triple glazed window to front, cupboard, wood effect flooring.

### Bedroom Two:

11' x 9'10" (3.35m x 3.00m)

Triple glazed window to rear, two cupboards.

### Bedroom Three:

10'7" x 6'9" (3.23m x 2.06m)

Triple glazed window to front, cupboard.

### Family Bathroom:

6'8" x 6'6" (2.03m x 1.98m)

Obscure triple glazed window to rear, p shaped bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Exterior:

The property benefits from privately owned solar panels.

### Rear Garden:

Patio to immediate rear, garage with up and over door, door to study, double gated side access, mature shrubs to border, rest laid to lawn, Approx 120'.

### Garage:

17'7" x 10'8" (5.18m'2.13m x 3.05m'2.44m)

Up and over door.

### Outside Study / Play Room:

10'1" x 5'8" (3.07m x 1.73m)

Double glazed window to rear.

### Frontage & Parking:

Driveway parking for 3 cars, mature shrubs to border, rest laid to lawn.



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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.

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