

Adrians

Sales & Lettings Agents

For Sale



Broomfield Road, Chelmsford, CM1 4DY

Originally thought to date back to the 1800's and to be part of the Broomfield Lodge Estate this charming **DETACHED PERIOD COTTAGE** now benefits from a **CONSIDERBALE EXTENSION** which greatly enhances the original cottage and gives it **SPACIOUS ADAPTABLE ACCOMMODATION**. It has been sympathetically extended blending in well with the original cottage. The cottage is situated within easy reach of the City centre and station and is also both the King Edward Grammar and County High Schools and is offered for sale with **NO ONWARD CHAIN**. There is off road parking to the front and an established rear garden about 100' in depth and East facing. An interesting property which is well worth an internal viewing to appreciate all that it has to offer.



4 Bedroom(s)



4 Reception(s)



2 Bathroom(s)



Feature wooden arched front entrance door leading to

ENTRANCE LOBBY Inset spot lights, roof light, open to

ENTRANCE HALL Karndean flooring, deep built in under stairs storage cupboard, 'secret' door giving access to the boiler room, panelled doors leading to

LOUNGE / SNUG 3.64m (11'11) x 3.6m (11'10) A cosy dual aspect room with karndean flooring, yorkstone fireplace with hearth and wooden bressummer, arched display recesses either side, radiator, double glazed windows to front and side, exposed beam.

STUDY / OFFICE / PLAY ROOM 2.67m (8'9) x 2.37m (7'9) Karndean flooring, radiator, double glazed window to front, inset spot lights.

RECEPTION AREA 1 5.38m (17'8) x 2.52m (8'3) A good size area with a number of different uses depending upon requirements, karndean flooring, tiled fireplace with wooden bressummer over, recess bookshelf to one side, radiator, door giving access to the stairs rising to the first floor, exposed beams, openings to both the kitchen and dining areas.

KITCHEN / DINING ROOM 5.18m (17') x 4.89m (16'1) An excellent size, slightly 'L' shaped room with KITCHEN AREA refitted with an attractive range of units comprising inset one and a half bowl enamel sink unit with mixer tap, working surfaces with space for Range style oven, cupboards and drawer units, built in wine rack, space for fridge freezer, tiled flooring, tiling over worktops, eye level cupboards with under lighting, radiator, double glazed window to side, feature roof lantern, inset spot lights, wide opening to DINING AREA with tiled flooring, radiator, opening to further room, double glazed double doors giving access to the garden at the rear, feature roof lantern, inset spot lights. From the kitchen area there is a sliding door giving access to

SMALL UTILITY AREA 2.25m (7'5) x .98m (3'3) Working surfaces with space under for washing machine and tumble dryer, tiled flooring, double glazed window to side, inset spot lights, further sliding door giving access to

CLOAKROOM W.c with concealed cistern, vanity wash hand basin with mixer tap, tiled flooring, radiator, double glazed window to rear, inset spot lights, extractor fan.

RECEPTION AREA 2 4.66m (15'3) x 2.69m (8'10) Another good size dual aspect room with karndean flooring, radiator, two double glazed windows to side, double glazed double doors giving access to the garden at the rear, inset spot lights, door returning to the hallway.

FIRST FLOOR LANDING Newly laid carpet, radiator, roof light to the front, light tube, access to loft space, panelled doors to

BEDROOM ONE 3.93m (12'11) x 2.65m (8'8)

A lovely room being at the rear of the property and having part vaulted ceiling and double glazed double doors with a balconette overlooking the garden, radiator, two roof lights to one side, door to

EN-SUITE SHOWER ROOM W.c with concealed cistern, vanity wash hand basin with mixer tap, towel warmer, shower cubicle with fitted shower with rain-head and separate hose, shaver socket, roof light to one side, inset spot lights, extractor fan.

BEDROOM TWO 3.63m (11'11) x 3.02m (9'11) CLEAR FLOOR SPACE Another good size bedroom with newly laid carpet, radiator, built in wardrobe cupboards either side of the chimney breast, double glazed window to front, borrowed light window from the landing.

BEDROOM THREE 2.68m (8'10) x 2.64m (8'8) Newly laid carpet, radiator, double glazed window to rear.

BEDROOM FOUR 2.44m (8'0) x 2.4m (7'10) + SMALL RECESS Newly laid carpet, radiator, double glazed window to rear.

BATHROOM A good size bathroom fitted with a panel enclosed shower bath with mixer tap, fitted shower with rain-head and separate hose, glazed screen to side, w.c with concealed cistern, vanity wash hand basin with mixer tap and storage, towel warmer, shaver socket, part tiled walls, double glazed window to front, inset spot lights, extractor fan.

PARKING To the front there is a good size garden which provides off road parking for a number of vehicles.

GARDENS The remainder of the front garden has borders with shrubs and plants, to the front boundary there is tall hedging providing privacy from the road. There is a side access gate with paved pathway leading round to the rear garden which is approximately 100ft in depth and easterly facing, commencing with a paved patio area, the garden is well-established and offers a great deal of privacy with numerous and various trees, shrubs and plants, large area of lawn, pond, brick walling to one boundary, timber garden shed.

SUMMER HOUSE 4.27m (14'0) x 2.28m (7'6) At the rear of the garden there is a Dunster timber built summer house which has light and power connected, two double glazed windows to front, double glazed double doors to the front.



Floor 0

Approximate total area⁽¹⁾
1421 ft²
131.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

EPC RATING: D
COUNCIL TAX BAND: E
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.

ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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