

Adrians

Sales & Lettings Agents

For Sale



Acres End, Chelmsford

A substantial modern four bedroom detached property within walking distance of the City centre on the West side of Chelmsford with a good size garden and double garage. The location also gives easy access into Writtle village and the A414 beyond, and is particularly convenient for both of Chelmsford's grammar schools.



4 Bedroom(s)



2 Reception(s)



2 Bathroom(s)



Entrance to the property via PVCu door with porch light leading through to

ENTRANCE HALL

A spacious hallway with stairs that rise and turn to the first floor with window on the half landing, radiator under stairs cupboard, doors to

GROUND FLOOR CLOAKROOM

White suite comprising wash hand basin, low level w.c, tiled flooring, radiator.

LOUNGE

Two windows to front and patio doors to rear opening onto the garden, fireplace, two radiators, open to

DINING ROOM

Window to rear, radiator.

KITCHEN

Window to rear, door leading to the garden, open to utility space, extensive range of base and eye level units complimented by granite work surface, tiled splash backs, integrated oven with five ring gas hob above and extractor, dishwasher and washing machine, tiled flooring.

UTILITY

Space for fridge freezer, further eye level cupboards and work surface, wall mounted gas central heating boiler, window to front, radiator.

FIRST FLOOR LANDING

Doors leading to

BEDROOM ONE

Window to rear, radiator.

SEPARATE DRESSING AREA

Fitted wardrobes, window to side, radiator.

EN-SUITE

Comprising of a low level w.c, wash hand basin, bath with mixer tap and shower attachment, tiled flooring, part tiled walls, chrome towel radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

A large four piece family bathroom with window to front, pedestal wash hand basin, low level w.c, bidet, corner shower cubicle, tiled flooring, tiled walls, chrome towel radiator.

REAR GARDEN

The property benefits from a good size South-Westerly facing garden with a large patio area and large awning over, mostly laid to lawn, fenced to boundaries, shrub borders, personal door to the rear of the garage, two outside lights to rear.

DOUBLE WIDTH GARAGE

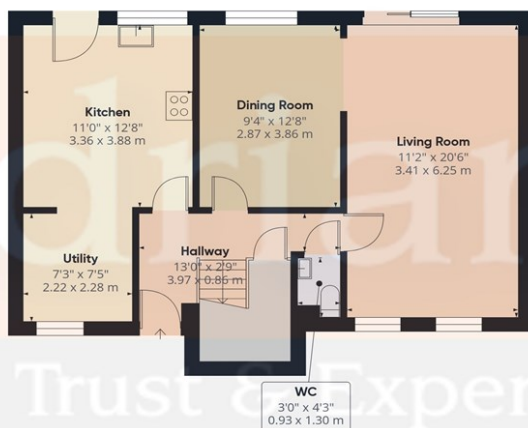
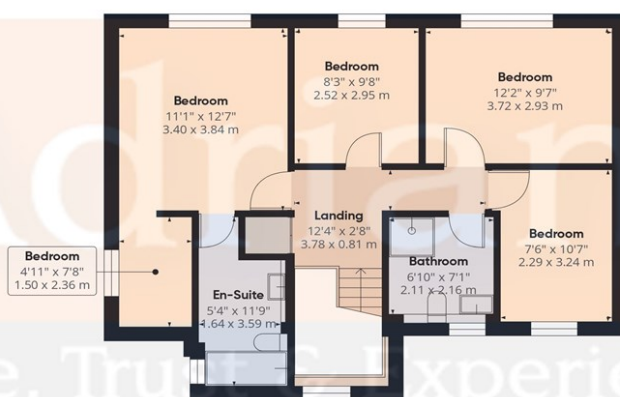
Garage sensor light to front of two garage doors, both being manually operated up and over doors, power and light connected, eaves storage.

FRONT EXTERIOR

To the front of the property there is a spacious area planted with shrubs and a driveway providing ample parking.

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**Floor 0****Approximate total area⁽¹⁾**1306 ft²121.2 m²**Floor 1**

(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

EPC RATING: C
COUNCIL TAX BAND: F
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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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