HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Beeleigh Link

Freehold
Tax Band: E

Chelmer Village, Chelmsford, CM2 6PH

Offers In Excess Of £700,000

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Boasting FOUR reception rooms inc. 17' DUAL ASPECT lounge, 22' CONSERVATORY plus study & 17' GAMES/reception room and an UNOVERLOOKED landscaped rear garden is this EXTENDED & much improved four/five bedroom detached property. Benefiting from a 20' kitchen/diner, UTILITY room, GUEST/FIFTH BEDROOM and a GATED DRIVEWAY for three vehicles. Offering VERSATILE and very well-proportioned living space throughout and ideally located within a short walk to all local shops/amenities & popular schools. Convenient access to A12, Chelmsford City Centre & Mainline Station - Internal viewings highly recommended!

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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, Amtico flooring.

CLOAKROOM:
Low level WC, inset wash hand basin, Amtico flooring.

STUDY:
8'11 x 7'2 (2.72m x 2.18m)
Double glazed window to front aspect, radiator, carpeted flooring.

LOUNGE:
17'8 x 11'11 (5.38m x 3.63m)
Double glazed window to front aspect, radiator, carpeted flooring. Part-glazed double doors to kitchen/diner and French doors to conservatory.

CONSERVATORY:
22'5 x 14'0 (6.83m x 4.27m)
Part brick and part UPVC construction with solid vaulted ceiling, radiator, carpeted flooring. Two sets of French doors to rear garden.

KITCHEN / DINER:
20'3 x 10'5 (6.17m x 3.18m)
Double glazed windows to side and rear aspects, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Belling double cooker with gas hob and extractor hood over, space for American fridge/freezer, integrated dishwasher, radiator, tiled flooring. French doors to rear aspect.

UTILITY ROOM:
6'8 x 5'11 (2.03m x 1.80m)
Space for washing machine and tumble dryer, wall-mounted boiler, tiled flooring. Part-glazed secure door to side aspect.

SNUG / PLAYROOM:
Raised skylight, radiator, Amtico flooring. Bi-folding doors across rear aspect.

GAMES / RECEPTION ROOM:
17'5 x 15'2 (5.31m x 4.62m)
Double glazed window to front aspect, stairs to first floor guest bedroom, under stairs storage cupboard, radiator, Amtico flooring. Bi-folding doors across rear aspect.

GUEST BEDROOM:
17'8 x 10'5 (5.38m x 3.18m)
Double glazed window to front aspect and tow Velux windows to side aspect, eaves storage cupboard, radiator, carpeted flooring and vaulted ceiling.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:
Double glazed window to front aspect, loft access, radiator, carpeted flooring.

MASTER BEDROOM:
13'10 x 10'7 (4.22m x 3.23m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed and fully tiled shower, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:
12'1 x 10'7 (3.68m x 3.23m)
Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:
12'2 x 8'10 (3.71m x 2.69m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FOUR:
8'11 x 6'10 (2.72m x 2.08m)
Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to side aspect, P-shaped panelled bath with central mixer tap and shower over, inset WC, vanity wash hand basin, airing cupboard, heated towel rail, tiled flooring.

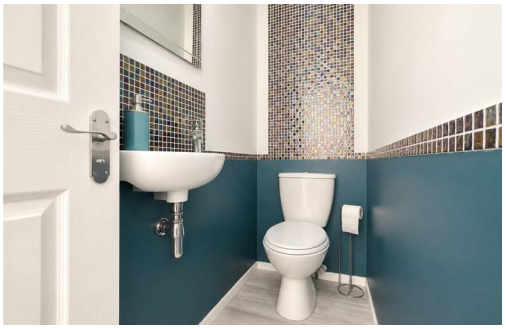
EXTERIOR:

REAR GARDEN:
Unoverlooked and landscaped rear garden, enclosed by fencing and comprising a patio area extending across the property rear with remainder mainly laid to artificial lawn, a selection of mature shrubs to rear border, raised decking, storage shed, gated side access.

GATED DRIVEWAY PARKING:
Gated driveway parking for three vehicles.

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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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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