



## Leapingwell Close

Chelmsford, CM2 6RZ

Freehold  
Tax Band: D

**Guide Price £400,000**



Boasting NO ONWARD CHAIN, an UNOVERLOOKED & well-proportioned rear garden and an impressive 27' DUAL ASPECT lounge/diner and 20' kitchen is this three bedroom SEMI-DETACHED property. Benefiting from plenty of POTENTIAL TO EXTEND (STPP), a garage (potential to convert\*) with driveway for two vehicles and a modern REFITTED SHOWER ROOM and d/stairs cloakroom. Ideally tucked away in a CUL-DE-SAC location within the sought after area of Chelmer Village, just a short walk to all local shops/amenities & schools with convenient access to Chelmsford City Centre & Mainline Station.



# Leapingwell Close, Chelmsford, CM2 6RZ

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Double glazed window to side aspect, secure main entry door, stairs to first floor, under stairs storage cupboard, additional built-in cupboard, radiator, wood flooring.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin, vinyl flooring.

### LOUNGE / DINER:

27'8 x 10'4 (8.43m x 3.15m)

Double glazed bay window to front aspect and double glazed window to rear aspect, two radiators, wood flooring.

### KITCHEN / UTILITY:

20'0 x 7'5 (6.10m x 2.26m)

Double glazed windows to side aspect, 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, cooker with gas hob, space for fridge/freezer, dishwasher and washing machine, vinyl flooring. Door to rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Double glazed window to side aspect, airing cupboard, loft access, carpeted flooring.

### BEDROOM ONE:

13'9 x 9'6 (4.19m x 2.90m)

Double glazed window to front aspect, built-in wardrobe, radiator, carpeted flooring.

### BEDROOM TWO:

13'7 reducing to 11'0 x 10'3 (4.14m reducing to 3.35m x 3.12m)

Double glazed window to rear aspect, radiator, carpeted flooring.

### BEDROOM THREE:

9'3 x 6'8 (2.82m x 2.03m)

Double glazed window to front aspect, built-in cupboard, radiator, wood flooring.

### FAMILY SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin, wood flooring.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked and well-proportioned garden, enclosed by fencing and comprising a patio area across property rear with remainder laid to lawn, access to garage and gated side access.

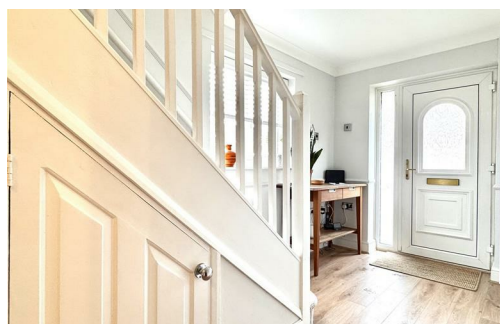
### GARAGE, DRIVEWAY & PARKING:

Single garage fitted with power, lighting and up & over door. Driveway parking for two vehicles.

### AGENTS NOTES:

Council Tax Band: D

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



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

