



**Hawthorn Close, Bicknacre Chelmsford CM3 4FQ**



**william  
h brown**

**welcome to**

**Hawthorn Close, Bicknacre Chelmsford**

Occupying an ENVIABLE POSITION BACKING ONTO PARKLAND in a CORNER PLOT POSITION within the recently completed Hawthorn Close development CONSTRUCTED TO A HIGH STANDARD by Troy Homes, is this TWO DOUBLE BEDROOM HOME with WEST FACING GARDEN, forecourt driveway and EV CHARGING.



### **Porch**

Covered porch area, part glazed door to :-

### **Entrance Hall**

Stairs rising to first floor with space under, large built in storage cupboard, underfloor heating, doors to :-

### **Cloakroom**

Contemporary which suite comprising low level WC and vanity basin, part tiled walls, underfloor heating.

### **Kitchen Diner**

19' 11" x 7' 5" ( 6.07m x 2.26m )

Double glazed UPVC window to front, contemporary fitted shaker style kitchen comprising one and a half bowl sink set in quartz work surfaces with matching upstands and range of eye and base level units with comprehensive range of integrated appliances, underfloor heating, open to :-

### **Lounge**

14' 9" x 9' 10" ( 4.50m x 3.00m )

Double glazed UPVC French doors with flag windows to rear opening onto the garden, underfloor heating.

### **First Floor**

#### **Landing**

Airing cupboard, further large built in utility cupboard with space and plumbing for washing machine, loft access, doors to :-

#### **Bedroom One**

11' 4" x 10' ( 3.45m x 3.05m )

Double glazed UPVC windows to front, fitted wardrobes, radiator.

#### **Bedroom Two**

14' 9" x 9' 1" max ( 4.50m x 2.77m max )

Double glazed UPVC windows to rear overlooking the garden and parkland beyond, radiator.

#### **Bathroom**

Contemporary four piece suite comprising panel bath, separate walk-in shower, low level WC and hand basin, part tiled walls, chrome heated towel rail.

### **Outside**

#### **Front**

Block paved forecourt driveway providing off road parking for two vehicles with EV charge point, gated side access to :-

#### **Rear Garden**

West facing, enclosed by panel fence and laid to lawn with raised patio seating area, backing onto parkland with permission to install a gate to access the park.

#### **Agents Note**

An annual estate service charge of £250 is payable to PMS for the upkeep of the development.



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## Hawthorn Close, Bicknacre Chelmsford

- West Facing Garden
- Backing Onto Parkland
- Desirable Village Location
- EV Charge Point
- High Specification Throughout

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104879 - 0003

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