



## Chase Cottage Cooksmill Green

Chelmsford, CM1 3SH

Offers in excess of £1,000,000



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**Entrance**  
Wooden entrance door, window to side, cloaks cupboard and storage, carpet.

**Sitting Room**  
13'1 x 12' (3.99m x 3.66m)  
Window to front, Inglenook Fireplace, exposed beams, carpet, radiator,

**Play Room/ Reception Room**  
9'3 x 9'2 (2.82m x 2.79m)  
Glazed doors to rear, exposed beams, radiator, carpet,

**Dining Room**  
16' x 12' (4.88m x 3.66m)  
Window to front and side, exposed beams, radiator, carpet, doors to inner hallway and kitchen.

**Kitchen**  
16' x 9'3 (4.88m x 2.82m)  
Window to side and rear, door to front. Range of fitted storage cabinets with space and plumbing for fridge/freezer and Range cooker with an extractor hood over. The stone work surfaces incorporates the 'Butler' sink with mixer taps. Part tiled walls, radiator.

**Inner Hallway**  
Stairs to first floor, carpet, door to:

**Utility Room**  
12'2 x 6'5 (3.71m x 1.96m)  
Window to rear with shutter blinds, an array of fitted storage cabinets with space and plumbing for tumble dryer and washing machine. Work surfaces and shelving. Door to:

**WC**  
Close coupled WC with vanity wash basin and storage

**Landing**  
Window to side, stairs to ground floor, exposed brick chimney breast, cupboard housing replaced water tank and immersion heater. Exposed beams.

**Bedroom One**  
16'2 x 9'4 (4.93m x 2.84m)  
Windows to side and rear, high quality fitted wardrobes and drawers. Exposed beams, radiator, carpet.

**Bedroom Two**  
13'6 x 11'7 (4.11m x 3.53m)  
Windows to front and side, high quality fitted wardrobes, exposed beams, carpet, radiator.

**Bedroom Three**  
11'2 x 10'3 (3.40m x 3.12m)  
Window to front, high quality fitted wardrobes, carpet, radiator.

**Luxurious Family Bathroom**  
12'3 x 6'5 (3.73m x 1.96m)  
Window to rear with shutter blinds. Freestanding bath tub, mixer taps and shower attachment, wash hand basin, low level WC, Walk in shower, heated towel rail, tiled floors and part tiled wall.

**Exterior**

**Detached Double Garage**  
20' x 20' (6.10m x 6.10m)  
Two open over doors to front, two windows and door to rear, power and light connected.

**Landscaped Gardens**  
Sitting on a plot of approximately 1/3 acre (stls) set well back with wonderful landscaped front and rear gardens, deep shingled driveway which in turn gives access to the detached garaging.

Tel: 01245 330764



Road Map



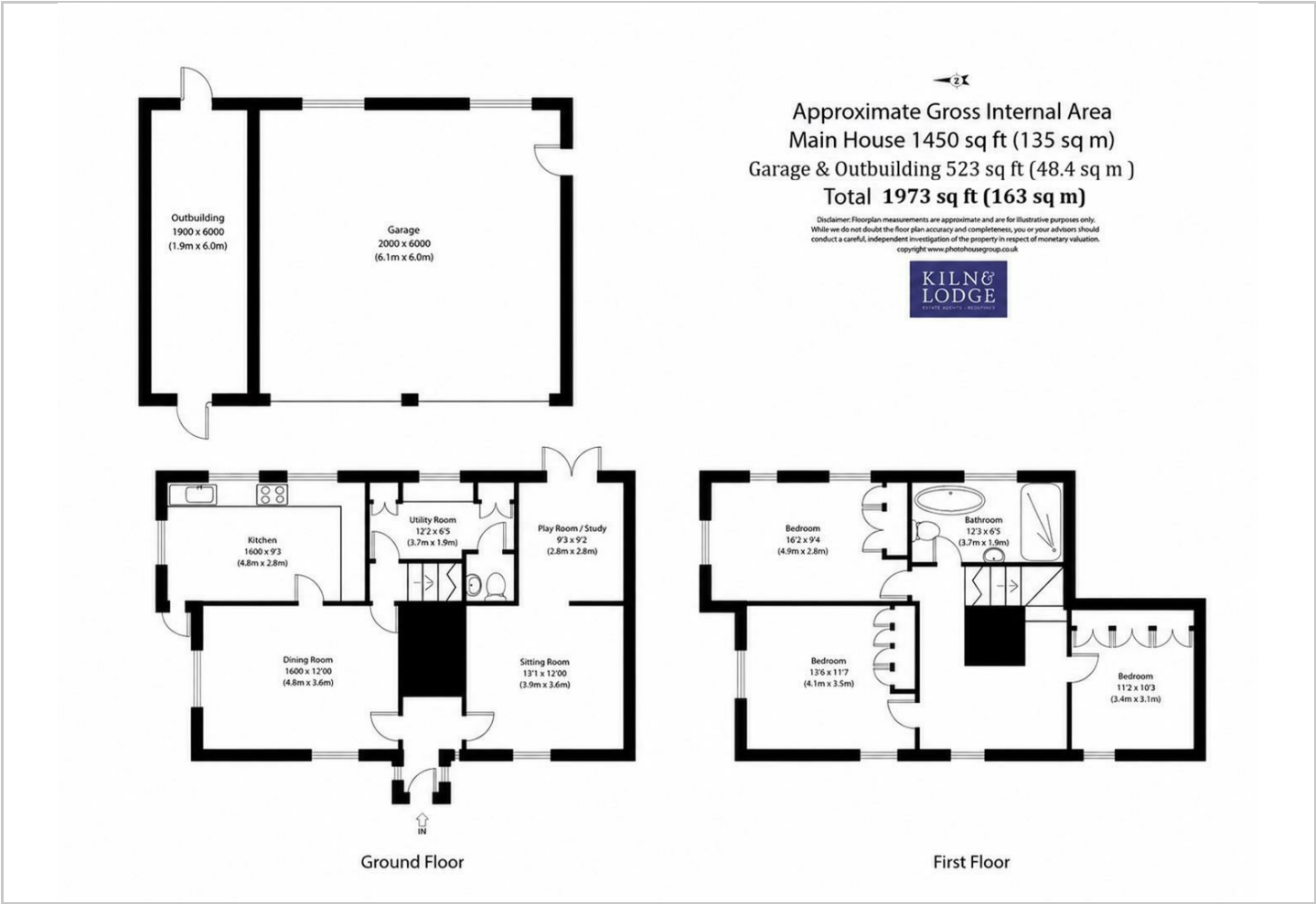
Hybrid Map



Terrain Map



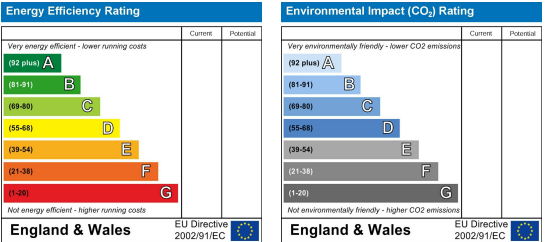
Floor Plan



Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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