

Adrians

Sales & Lettings Agents

For Sale



Highfield Road, Chelmsford, CM1 2NQ

This large detached house is situated in a highly favoured established road on the convenient West side of Chelmsford and is within walking distance of the station and shops in the centre itself. Riverside walks through Admirals Park are on the doorstep at the bottom of the road and The King Edward Grammar and County High Schools are also within walking distance. The accommodation is adaptable depending upon requirements as there is a smaller bedroom used as a first floor study but could be used as a nursery or small fifth bedroom. There are two large reception rooms plus a SUPERB REAR KITCHEN / BREAKFAST / FAMILY ROOM ideal for entertaining and two of the bedrooms have en-suite facilities. There is a good size garage, lots of off road parking and an East facing rear garden within which is a LARGE NEWLY BUILT OUTBUILDING having a number of different uses. AN INTERNAL VIEWING IS RECOMMENDED TO APPRECIATE THIS PROPERTY AND ALL THAT IT HAS TO OFFER!



5 Bedroom(s)



2 Reception(s)



3 Bathroom(s)



RECESSED FRONT ENTRANCE PORCH Front entrance door and side light leading to
ENTRANCE HALL Radiator, turning stairs to first floor with cupboard under, inset spot lights, doors to
CLOAKROOM White suite comprising hanging w.c with concealed cistern, corner wash hand basin with mixer tap, tiled flooring, towel warmer, double glazed window to front, inset spot lights.

LOUNGE 4.37m (14'4) x 4.27m (14') INTO BAY A good size most pleasant front reception room with radiator, stone fire surround and hearth with gas coal effect fire, double glazed bay window to front, inset spot lights and speakers.

DINING ROOM 4.24m (13'11) x 3.51m (11'6) Another good size reception room with radiator, double glazed double doors overlooking and leading to the garden, inset spot lights and speakers.

KITCHEN / BREAKFAST / FAMILY ROOM 6.81m (22'4) x 4.75m (15'7) A superb rear room ideal as the hub of the family home with **KITCHEN AREA** well fitted with a range of white high gloss handleless units comprising Granite working surfaces with cupboards under, built in five ring gas hob with extractor over, eye level oven and built in microwave, central Island unit with inset sink and mixer tap and cupboards under, built in wine cooler, integrated dishwasher, pop up sockets, tiled flooring, eye level cupboards, radiator, space for American style fridge freezer, inset spot lights and speakers. The rear part of the kitchen / breakfast area is part vaulted and has double glazed double doors giving access into the garden and has two roof lights. **FAMILY AREA** with tiled flooring, radiator, double glazed window to rear, inset spot lights and speakers.

FIRST FLOOR LANDING A good size landing with radiator, access to loft space, inset spot lights, doors to

BEDROOM ONE 3.78m (12'5) x 3.61m (11'10) CLEAR FLOOR SPACE

An excellent size main bedroom with radiator, good range of built in sliding door wardrobe cupboards, double glazed window to front, inset spot lights, wide opening to

EN-SUITE SHOWER ROOM White suite comprising hanging w.c with concealed cistern, wash hand basin with mixer tap, walk-in shower with rain head and separate body jets, tiled flooring, towel warmer, fully tiled walls, double glazed window to side, inset spot lights.

BEDROOM TWO 3.25m (10'8) x 2.97m (9'9) CLEAR FLOOR SPACE Radiator, built in sliding door wardrobe cupboards, double glazed window to rear, inset spot lights, archway to

EN-SUITE SHOWER White suite comprising w.c, wash hand basin with mixer tap, shower cubicle with fitted shower, tiled flooring, inset spot lights, extractor fan.

BEDROOM THREE 3.63m (11'11) x 3.25m (10'8) CLEAR FLOOR SPACE Part limited head height with radiator, built in sliding door wardrobe cupboards, double glazed window to front, inset spot lights.

BEDROOM FOUR 3.63m (11'11) x 2.59m (8'6) PLUS LARGE RECESS Radiator, double glazed window to rear, inset spot lights.

BEDROOM FIVE/OFFICE 2.59m (8'6) x 2.39m (7'10) MAX An 'L' shaped part limited head height room currently used as an office / study but could be used as a nursery or small bedroom with radiator, built in desk unit, double glazed window to front, inset spot lights.

BATHROOM White suite comprising panel enclosed shower bath with fitted shower and glazed screen to side, w.c, twin bowl vanity wash hand basin set into a unit with two mixer taps and storage under, tiled flooring, towel warmer, double glazed window to rear, inset spot lights, extractor fan.

GARAGE 5.87m (19'3) x 3.3m (10'10) Electric up and over door to front, light and power connected, utility area to the rear with working surface and space under for washing machine and tumble dryer, wall mounted gas fired Vaillant boiler, personal door at the rear giving access into the kitchen.

GARDENS To the front the garden has mainly been block paved to provide off road parking for a number of vehicles, there is a further slate chipped area which can also provide off road parking if necessary. There is a side access gate which leads into the rear garden which is Easterly facing and measures approximately 45ft in total depth by approximately 45ft maximum width due to the outbuildings and commences with a large paved patio area across the width of the garden and also down one side, there is outside power, large area of lawn and within the rear garden at the rear boundary is a log cabin and further outbuilding.

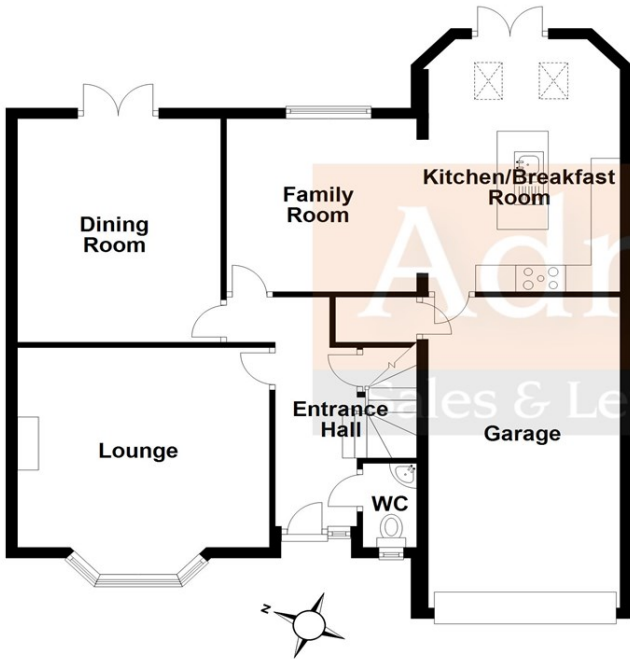
LOG CABIN 4.27m (14') x 3.28m (10'9) Double doors to front and electric wall mounted heater.

FURTHER OUTBUILDING 7.79m (25'7) x 3.34m (10'11) A recently built excellent size outbuilding having a number of different uses depending upon requirements. Large enough to even be split into 2 if preferred. Currently used like a games room but could be a home office, gym or play room etc. Having laminate flooring, light and power connected, three sets of double glazed double doors (one to the side and two to the front), inset spot lights. Also within this building is a W.C with laminate flooring, cold water tap, inset spot lights.

AGENTS NOTE We have been advised by the sellers that the property had partial underpinning works carried out in 2001 prior to them purchasing the property. Further information is available. The internal photographs of the property and the 360-degree virtual tour were taken prior to the outbuilding being built, hence is not shown through the windows in the garden.

Ground Floor

Approx. 93.3 sq. metres (1003.8 sq. feet)



First Floor

Approx. 81.8 sq. metres (881.0 sq. feet)



Total area: approx. 175.1 sq. metres (1884.8 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: D
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

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For more information, please contact

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