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For Sale



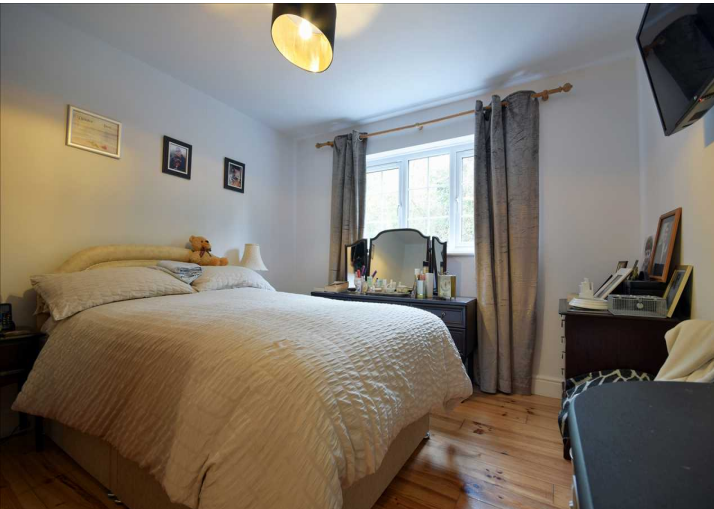
Ladywell Lane, Chelmsford

This VASTLY EXTENDED family home offers nearly 3500 sq ft of accommodation and is located down a small Lane of just a handful of other properties and adjacent to Great Baddow Lawn and Tennis Club. It stands on a good size plot of about 0.3 of an acre, subject to land survey and offers TRULY SPACIOUS ADAPTABLE ACCOMODATION. It could well suit a larger family or indeed for relatives to live in as it has an INTERNAL ANNEXE TYPE ARRANGEMENT with an independent access. It has an SUPERB KITCHEN / DINING / FAMILY ROOM at the rear ideal for entertaining and on the first floor all the bedrooms have newly installed en suites. There is off road parking to the front and within the rear garden there is an excellent outdoor kitchen area with brick built oven and seating area. Chelmsford City centre and station are just a short drive away and the property gives excellent access onto the A12. The property does need finishing off in terms of decoration, floor coverings etc but does give the flexibility for a buyer to complete the project to their own tastes and requirements. A unique individual property in a non estate location which needs to be internally viewed to appreciate the amount of accommodation on offer.

 5 Bedroom(s)

 3 Reception(s)

 5 Bathroom(s)



MAIN ENTRANCE HALL 5.13m (16'10) MAX x 3.2m (10'6)

Feature central staircase, under stairs storage cupboards, column radiator, inset spotlights, doors to:

CLOAKROOM

White suite comprising circular wash hand bowl with mixer tap, cupboard under, inset spotlights, extractor fan.

LOUNGE 4.85m (15'11) x 4.27m (14')

Fireplace with brick hearth, double glazed windows to front and side.

KITCHEN / DINING / FAMILY ROOM 7.82m (25'8) x 7.14m (23'5)

An excellent size room ideal for entertaining with KITCHEN AREA with bespoke units and quartz working surfaces comprising double size enamel sink unit with mixer tap, excellent range of storage cupboards, twin eye level ovens, built in corner internally lit larder cupboard, integrated dishwasher, large island unit with built in induction hob with integrated extractor, cupboards under, breakfast bar area to the other side, open to the DINING / FAMILY AREA with huge roof lantern and two sets of double glazed bi-folding doors, one to the side and one to the rear.

UTILITY ROOM 3.56m (11'8) x 1.6m (5'3)

With enamel sink unit with mixer tap, quartz working surface with cupboards under, integrated washing machine, space for fridge freezer, eye level cupboards, double glazed window and door to side, inset spotlights, extractor fan.

SITTING ROOM 4.34m (14'3) x 3.63m (11'11)

A most pleasant rear reception room with upright radiator, double glazed bi-folding doors to the rear.

BOOT ROOM 2.87m (9'5) x 1.17m (3'10)

Door to office.

OFFICE 2.87m (9'5) x 2.34m (7'8)

Radiator, inset spotlights, door to:

SECONDARY HALLWAY 0m (') x 2.31m (7'7)

This hallway can be accessed from outside and also can give access to the annex type arrangement which is adjacent. It has a radiator, double glazed door and side lights to the front, inset spotlights and door to:

BEDROOM 3.48m (11'5) x 3.18m (10'5) PLUS LONG RECESS

Double glazed window to front.

SHOWER ROOM

White suite comprising w.c., vanity wash hand basin with mixer tap, walk in shower with rain head and separate hose, towel warmer, double glazed window, inset spotlights, extractor fan.

FIRST FLOOR LANDING

Radiator, inset spotlights, access to loft space, double glazed window to rear, doors to:

DRESSING ROOM 3.71m (12'2) x 3m (9'10)

Upright radiator, double glazed window to front, inset spotlights, door and step down to bedroom.

BEDROOM 3.94m (12'11) x 3.89m (12'9)

Radiator, double glazed windows to front and side, inset spotlights, door to en-suite shower room.

EN-SUITE SHOWER ROOM

White suite comprising w.c., oval bowl sink unit with mixer tap and cupboard under, tiled flooring, walk-in shower with rain head and separate hose, upright radiator, towel warmer, part limited head height, inset spotlights, extractor fan, double glazed window.

BEDROOM 4.57m (15'0) x 3.71m (12'2)

Radiator, double glazed window to rear, inset spotlights, door to en-suite bath/shower room.

EN-SUITE BATH / SHOWER ROOM

Comprising feature oval free standing bath with mixer tap and shower attachment, w.c. with concealed cistern, oval bowl sink unit with mixer tap and cupboards under, walk in shower with rain head and separate hose, tiled flooring, two towel warmers, double glazed windows to two aspects, inset spotlights, extractor fan.

BEDROOM 4.9m (16'1) x 3.89m (12'9)

Two radiators, double glazed window to rear, double doors to walk-in wardrobe cupboard.

WALK-IN WARDROBE CUPBOARD 4.9m (16'1) x 3.89m (12'9)

Double glazed window to rear, inset spotlights, door to en-suite shower room.

EN-SUITE SHOWER ROOM

White suite comprising egg shaped bowl with mixer tap and cupboard under, tiled flooring, walk in shower with rain head, towel warmer, double glazed window, inset spotlights.

LINEN CUPBOARD / BOILER ROOM 3.2m (10'6) x 2.97m (9'9) APPROX

Part limited head height and housing the wall mounted Vaillant boiler, double glazed window to front, inset spotlights, extractor fan.

ANNEX ACCOMMODATION

The following accommodation can either be accessed from the secondary hallway although currently blocked, could easily be reinstated or from the rear. It currently comprises of :

BEDROOM 3.48m (11'5) x 2.84m (9'4) CLEAR FLOOR SPACE

Built in wardrobe cupboards, double glazed window to front.

SHOWER ROOM

Pedestal wash hand basin, shower cubicle, radiator, double glazed window to side.

KITCHEN 2.46m (8'1) x 2.16m (7'1)

Wood trimmed units comprising inset single drainer sink unit, working surfaces with built in hob, oven and cooker hood above, space for fridge freezer, wall mounted boiler, double glazed window to side.

LOUNGE 4.45m (14'7) x 3.48m (11'5)

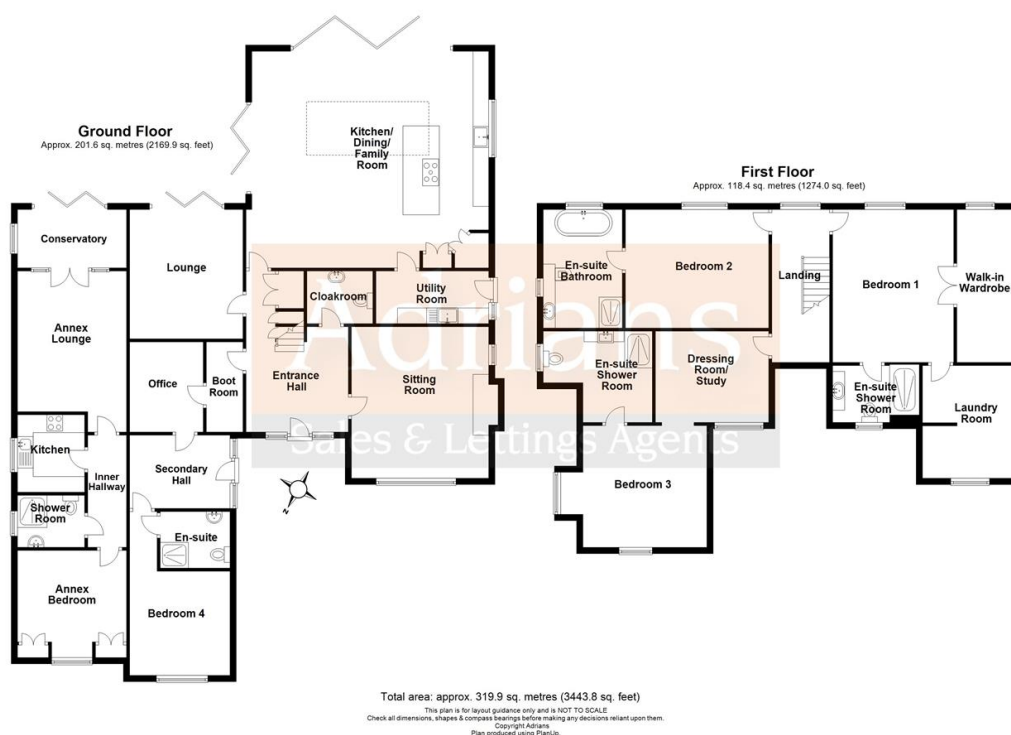
Radiator, double doors and side lights leading to further conservatory style area.

CONSERVATORY 3.48m (11'5) x 1.98m (6'6)

Double glazed door to side and bi-folding doors to the rear.

GROUNDS

As previously mentioned the property is located down a small lane with only a handful of individual properties and leads to Great Baddow Lawn and Tennis Club which this property is adjacent to. The overall plot is approximately 0.3 of an acre subject to land survey and is south easterly facing. To the front there is an area for off road parking for a good many vehicles. To the rear there is a large paved patio area with steps down to the main area of garden which is well screened with mature shrubs, trees etc and within the garden there is an outside kitchen area with feature brick pizza oven, pergola built with English Oak with seating area under, working surface with storage and barbecue area, outside fridge, working surfaces and has light and power connected. Within the garden there is the sewage treatment plant. NOTE: the sellers will consider selling a further area of land to the side which could provide space for the erection of a cart lodge subject to any necessary consents. Negotiations for this will be with the sellers direct and will be as a separate agreement to the sale of the property itself.



EPC RATING: C / 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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