



## Birkdale Rise

Chelmsford, CM3 2JT

**Guide Price £625,000**

Freehold  
Tax Band: F



A NEARLY NEW, immaculately presented, detached family home - STILL UNDER WARRANTY (BUILT IN 2022). Boasting an impressive 20' kitchen/diner, UTILITY room, 19' BAY-FRONTED lounge plus STUDY/PLAYROOM, four DOUBLE BEDROOMS with en-suite to master, family bathroom & downstairs cloakroom. Benefitting from a landscaped, UN-OVERLOOKED rear garden, detached garage (potential to convert) with TANDEM DRIVEWAY for three vehicles. Ideally situated on a recently established development within the highly regarded village of Hatfield Peverel - Walking distance to mainline Station (links to London Liverpool St) and within close proximity to A12 & Chelmsford.



# Birkdale Rise, Chelmsford, CM3 2JT

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part glazed composite door into entrance hall, stairs to first floor, Amtico flooring, radiator, doors to - study/playroom. lounge, cloakroom, kitchen diner.

### STUDY/ PLAYROOM:

9'6" x 7'9" (2.90m x 2.36m)

Double glazed window to front, radiator.

### LOUNGE:

19' x 12'3" (5.79m x 3.73m)

Double glazed bay window to front, x2 radiators.

### CLOAKROOM:

Double glazed window to side, pedestal hand basin, low level W/C, radiator, Amtico flooring, storage cupboard.

### KITCHEN DINER:

20'2" x 15'4" (6.15m x 4.67m)

Double glazed full length windows and french doors to rear, with separate double glazed window to rear, round edge worktops with stainless drainer sink inset, 5 ring gas hob with extractor over, matching wall and base units, integrated dishwasher, fridge freezer, double oven, Amtico flooring, x2 radiator, door to utility.

### UTILITY ROOM:

8'4" x 5'3" (2.54m x 1.60m)

Part glazed composite door to rear, round edge worktops with stainless drainer sink inset, matching wall and base units with boiler housed, integrated washing machine, space for tumble dryer, radiator, Amtico flooring.

## FIRST FLOOR ACCOMMODATION:

### GALLERIED LANDING:

Double glazed window to side, loft hatch, airing cupboard, radiator with doors to- master bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

### MASTER BEDROOM:

14'11" x 12'3" (4.55m x 3.73m)

Double glazed window to front, x2 built in wardrobes, radiator, door to ensuite.

### EN-SUITE:

Double glazed window to side, double shower unit, pedestal hand basin, low level W/C, heated towel rail, Amtico flooring.

### BEDROOM TWO:

14'4" x 12'3" (4.37m x 3.73m)

Double glazed window to rear, built in wardrobe, radiator.

### BEDROOM THREE:

13'4" x 9'5" (4.06m x 2.87m)

Double glazed window to front, built in wardrobes, radiator.

### BEDROOM FOUR:

10'3" x 10' (3.12m x 3.05m)

Double glazed window to rear, built in wardrobe, radiator.

### FAMILY BATHROOM:

Double glazed window to rear, 4 piece suite with bath, shower, low level W/C, pedestal hand basin, heated towel rail, tiled splashbacks, Amtico flooring.

## EXTERIOR:

### REAR GARDEN:

Patio area to immediate rear, laid to lawn centre with flower bed to border, bark play area to rear, green house, gated side access.

### FRONTAGE GARDEN:

Laid to lawn front garden with small shrub border, pathed entrance to front door, driveway parking for 3/4 vehicles leading to detached garage.

### GARAGE DRIVEWAY & PARKING:

Detached garage with up and over door and power connected, driveway parking in front for 3/4 vehicles.

### AGENTS NOTES:

Council Tax Band: F

Estate Charge: £400 per year

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



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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.

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