



## Molrams Lane

Chelmsford, CM2 7AJ

**Guide Price £425,000**

Freehold  
Tax Band: D



Boasting a **SUBSTANTIAL 150FT REAR GARDEN** with **TWO CABINS** (each ideal as a gym/outside office) and **PLANNING PERMISSION GRANTED** for a double storey extension, is this spacious semi detached home located to the outer edge of Great Baddow, a stone's throw from local countryside, popular schooling and easy access to the city centre. With entrance hall & cloakroom, **LARGE 24' LOUNGE** that opens to a **15' KITCHEN DINER**, three good-sized bedrooms, family bathroom, **GARAGE** and driveway parking for 3 **CARS** with E.V charging point. Contact Hamilton Piers of Chelmsford to view!



# Molrams Lane, Chelmsford, CM2 7AJ

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure entrance door into hallway, stairs to first floor, radiator, doors to- lounge, kitchen, cloakroom.

### LOUNGE:

24'02" x 9'11" (7.37m x 3.02m)

Dual aspect with bay window to front and french doors to rear, log burner, radiator, open plan through into kitchen diner.

### KITCHEN DINER:

15'08" x 8'00" < 17'05" (4.78m x 2.44m < 5.31m)

L shaped kitchen diner, double glazed window and french doors to rear, door to side, roll edge worktops with stainless sink inset, 5 ring gas hob with oven and extractor over, vast range of matching wall and base units, integrated full length fridge and freezer, space for washing machine and dishwasher, tiled splashbacks, tiled flooring, door to hallway.

### CLOAKROOM/WC:

Double glazed window to side, vanity hand basin, low level W/C.

## FIRST FLOOR:

### LANDING:

Loft hatch, doors to-

### BEDROOM ONE:

12'00" x 9'11" (3.66m x 3.02m)

Double glazed window to rear, log burner, radiator.

### BEDROOM TWO:

9'11" x 9'11" (3.02m x 3.02m)

Double glazed window to front, log burner, radiator.

### BEDROOM THREE:

8'11" x 5'11" (2.72m x 1.80m)

Double glazed window to rear, radiator.

## BATHROOM:

5'11" x 5'09" (1.80m x 1.75m)

Double glazed window to front, bath with shower over, wall mounted hand basin, low level W/C, chrome towel rail.

## EXTERIOR:

### REAR GARDEN:

150' (45.72m)

Small patio area to immediate rear of property with the rest laid to lawn, garage, double gated side access to front, two outside timber cabins - could be used as an office/gym/snug, plus wooden storage shed.

### GARAGE:

Wooden doors to front, side access door, power connected.

### CABIN ONE:

Double glazed windows and doors to front, fully insulated, power connected.

### CABIN TWO:

Double glazed windows and door to front, small kitchette area with wortop and cupboards, fully insulated, power connected.

### FRONTAGE & PARKING:

Driveway with parking for 3- 4 vehicles, laid to lawn area, double gates to side access.

### PLANNING PERMISSION INFORMATION:

REF: 24/00704/FUL

Status- Application permitted

Please see attached link - <https://publicaccess.chelmsford.gov.uk/online-applications/applicationDetails.do?keyVal=SD7VBNBRK9O00&activeTab=summary>



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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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