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For Sale



Agar Place, Chelmsford, CM3 2FL

Located in the village of Hatfield Peverel on the outskirts of Chelmsford is this modern detached four bedroom family home. This property is conveniently located for Hatfield Peverel railway station and local shops, along with excellent road links to Chelmsford's A12 bypass. The property offers four good size bedrooms with en-suite shower room to Bedroom one, well equipped kitchen/dining room, along with a good size location, off road parking is provided with additional garage.

 4 Bedroom(s)

 2 Reception(s)

 2 Bathroom(s)



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Front entrance door and double glazed sidelight leading to

ENTRANCE HALL

Laminate flooring, radiator, turning stairs to first floor with cupboard under, doors to

CLOAKROOM

Laminate flooring, pedestal wash hand basin with mixer tap, w.c. with concealed cistern, radiator, double glazed window to front.

LOUNGE 4.84m (15'11) x 3.53m (11'7)

A good size front reception room with radiator, feature media wall with large in built electric fire, double glazed bay window to front with fitted shutters.

KITCHEN/DINING ROOM 6.04m (19'10) x 4.7m (15'5) NARROWING TO 2.66

A spacious open plan area with KITCHEN AREA being well fitted with good range of units comprising inset Quartz one and a quarter bowl single drainer sink unit, working surfaces with cupboards and drawer units, built in hob with cooker hood above, built in wine cooler, twin eye level ovens and microwave over and above, integrated dishwasher, integrated fridge freezer, tiled flooring, tiling over worktops, eye level cupboards, double glazed window to rear, inset spotlights and door to utility room. DINING AREA with tiled flooring, radiator, double glazed double doors and side lights giving access to the garden at the rear, useful built in deep storage cupboard.

UTILITY ROOM 1.82m (6') x 1.69m (5'7)

Inset single drainer sink unit with mixer tap, working surface with cupboards under and space for washing machine, tiled flooring, wall mounted Logic gas fired boiler, door to side.

FIRST FLOOR LANDING

Built in airing cupboard, access to loft space, doors to

BATHROOM

White suite comprising panel enclosed bath with mixer tap, fitted shower with glazed screen to side, vanity wash hand basin with mixer tap, w.c. with concealed cistern, tiled flooring, towel warmer, part tiled walls, shaver socket, double glazed window to side, inset spotlights.

BEDROOM ONE 4.5m (14'9) x 2.96m (9'9)

A good size main bedroom with radiator, double glazed bay window to front with fitted shutters, door to en-suite shower room.

EN-SUITE SHOWER ROOM

White suite comprising pedestal wash hand basin with mixer tap, w.c. with concealed cistern, large shower cubicle with fitted shower, rain head and separate hose, tiled flooring, towel warmer, part tiled walls, double glazed window to side, inset spotlights.

BEDROOM TWO 3.46m (11'4) x 2.81m (9'3)

Radiator, double glazed window to rear with fitted shutters.

BEDROOM THREE 3.01m (9'11) x 2.86m (9'5) MAXIMUM

Radiator, double glazed window to front with fitted shutters.

BEDROOM FOUR/OFFICE 2.61m (8'7) CLEAR SPACE FLOOR SPACE x 2.37m (7'9)

Radiator, built in mirror fronted wardrobe cupboards, double glazed window to rear with fitted shutters.

GARAGE 7.18m (23'7) x 2.89m (9'6)

A longer than average garage with an electric up and over door to the front, light and power connected, useful eaves storage space, personal door at the side giving access into the garden.

GARDEN

To the front there is a driveway in front of the garage to park two vehicles. The remainder of the front garden is open plan with pedestrian pathway to front entrance, there is a side access gate leading to the rear garden which is undoubtedly a feature of the property being larger than average for a newly built property and is easterly facing, commencing with a paved patio and pathway which leads down to the rear of the garden where there is a further large

paved seating area ideal for entertaining, large area of lawn, outside tap, raised sleeper borders. The whole garden is reasonably private.

AGENTS NOTE:

On this property there is a service charge of approximately £318.00 P/A, which is quite normal for new developments.



EPC RATING: B
COUNCIL TAX BAND: E
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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