HAMILTON PIERS

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# Church Lane

Freehold
Tax Band: C

Chelmsford, CM3 1NA

**Offers Around £525,000**

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Boasting NO ONWARD CHAIN, a generous UNOVERLOOKED l-shaped rear garden and THREE reception rooms inc. 16' DUAL ASPECT lounge and DINING/PLAYROOM is this UNIQUE & RARELY AVAILABLE three double bedroom semi-detached cottage. Benefiting from a CARTLODGE with driveway for 2-3 vehicles, an EN-SUITE & dressing room to master bedroom plus a spacious kitchen and breakfast room plus UTILITY room & d/stairs cloakroom. Offering VERSATILE & IMMACULATELY PRESENTED living space throughout and ideally set in a highly regarded SEMI-RURAL village location within close proximity to A120/M11, Felsted & Chelmsford.







# Church Lane, Chelmsford, CM3 1NA

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:
Secure main entry door, stairs to first floor, radiator, solid wood flooring.

### LOUNGE:
16'9 x 11'3 (5.11m x 3.43m)
Double glazed windows to front and side aspects, central fireplace with log burning stove, radiator, carpeted flooring.

### KITCHEN:
10'8 x 7'8 (3.25m x 2.34m)
Double glazed window to front aspect, a series of fitted matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap, double oven with electric hob and extractor hood over, integrated fridge and dishwasher, vinyl flooring.

### BREAKFAST ROOM:
11'7 x 9'0 (3.53m x 2.74m)
Radiator, vinyl flooring. Opening to kitchen with additional access to utility room and dining room.

### UTILITY ROOM:
9'5 reducing to 6'5 x 7'10 (2.87m reducing to 1.96m x 2.39m)
Double glazed window to rear aspect, fitted matching base and wall units, edged work surfaces, space for fridge/freezer, washing machine and tumble dryer, radiator. Barn door to rear aspect.

### CLOAKROOM:
Double glazed window to rear aspect, low level WC, inset wash hand basin, radiator.

### DINING / PLAYROOM:
11'5 x 10'3 (3.48m x 3.12m)
Double glazed window to rear aspect, radiator, carpeted flooring. Double doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

### MASTER BEDROOM:
11'6 x 11'4 (3.51m x 3.45m)
Double glazed window to side aspect, radiator, carpeted flooring. Opening to dressing room and access to en-suite.

### DRESSING ROOM:
5'9 x 5'2 plus walkway (1.75m x 1.57m plus walkway)
Double glazed window to rear aspect, three built-in double wardrobes, radiator, carpeted flooring.

### EN-SUITE:
Velux window to side aspect, enclosed corner shower unit, low level WC, pedestal wash hand basin, heated towel rail.

### BEDROOM TWO:
11'4 x 10'4 reducing to 8'3 (3.45m x 3.15m reducing to 2.51m)
Double glazed window to front aspect, radiator, carpeted flooring.

### BEDROOM THREE:
10'7 x 10'7 max (l-shaped) (3.23m x 3.23m max (l-shaped))
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring.

### BATHROOM:
Double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator.

## EXTERIOR:

### REAR GARDEN:
L-shaped, unoverlooked rear garden comprising multiple landscaped areas, commencing with wrap around ground level patio area with raised lawns, mature tree and shrub borders and pergola over paved courtyard area, access door to garage and gated side access.

### GARAGE, DRIVEWAY & PARKING:
Detached cartlodge fitted with power, lighting and hinged barn doors. Driveway parking for 2-3 vehicles.

### AGENTS NOTES:
Council Tax Band: C

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.