



Parklands Drive

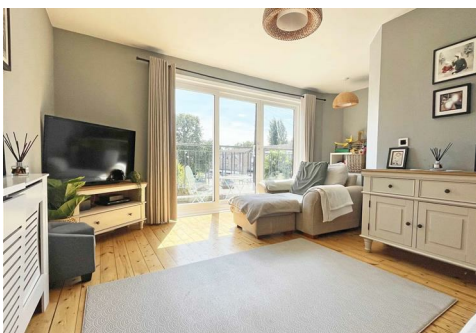
Chelmsford, CM1 7SP

Freehold
Tax Band: D

Asking Price £450,000



Within a stone's throw of the CITY CENTRE is this well presented FOUR BEDROOM, TWO BATHROOM family home, with spacious accommodation over THREE FLOORS. Offering an entrance hall, 16' MODERN KITCHEN DINER, ground floor cloakroom, 16' L-SHAPED LOUNGE with BALCONY, all good-sized bedrooms, GARAGE with POTENTIAL TO CONVERT, driveway parking and private rear garden. Ideally located in a QUIET CUL-DE-SAC, close to local schooling, shops and the city centre. Contact Hamilton Piers to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

Double glazed entrance door into porch area with part glazed wooden door into inner hallway.

INNER HALLWAY:

Stairs to first floor, under-stair storage cupboard, radiator, tiled flooring, doors to-

CLOAKROOM:

Double glazed window to front, vanity hand basin, low level w/c, chrome radiator, fully tiled.

KITCHEN DINER:

13'05" x 16'10" (4.09m x 5.13m)

Double glazed window and sliding doors to rear onto garden, square edge worktops with matching wall and base units, central island with drainer sink inset, gas hob with extractor over, integrated dishwasher, washing machine, under counter fridge, double oven, storage cupboard, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Window through to lounge with doors to-

LOUNGE:

16'10" > 10'04" x 14'00 (5.13m > 3.15m x 4.27m)

Double glazed sliding doors to front onto balcony, x2 radiators, wooden flooring.

BALCONY:

Sitting space with metal railings to front.

BEDROOM ONE:

14'03" x 10'05" (4.34m x 3.18m)

Double glazed window to rear, x2 built in wardrobes, radiator.

BATHROOM:

6'11" x 6'02" (2.11m x 1.88m)

Double glazed window to rear, bath with shower over, vanity hand basin, low level w/c, chrome radiator, fully tiled.

SECOND FLOOR ACCOMMODATION:

LANDING:

Loft hatch, with doors to-

BEDROOM TWO:

12'01" x 10'01" (3.68m x 3.07m)

Double glazed window to front, built in wardrobe, radiator, wooden flooring.

BEDROOM THREE:

11'09" x 10'02" (3.58m x 3.10m)

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

BEDROOM FOUR:

7'09" x 6'09" (2.36m x 2.06m)

Double glazed window to front, single built in storage, radiator, wooden flooring.

BATHROOM:

6'00" x 5'10" (1.83m x 1.78m)

Double glazed window to rear, bath with shower over, wall mounted hand basin, low level w/c, chrome radiator, fully tiled.

EXTERIOR:

REAR GARDEN:

Patio to immediate rear, with artificial lawn laid to rest.

FRONTAGE & PARKING:

Access to garage, driveway parking for 2 vehicles.

GARAGE:

Integral garage with up and over door, power connected. Potential to convert into additional accommodation, stpp.



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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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