

# KILN & LODGE

ESTATE AGENTS : REDEFINED



## 6 The Spires

Great Baddow, Chelmsford, CM2 8JN

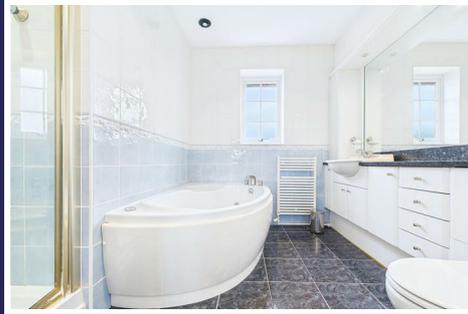
Asking price £720,000



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## Entrance Hall

15'10 x 5'11 (4.83m x 1.80m)

Entrance door, wood flooring, radiator, stairs to first floor.

## WC

4'5 x 2'11 (1.35m x 0.89m)

Window to rear, close coupled WC, wash hand basin, heated towel rail, part tiled walls.

## Living Room

20'9 x 11'11 (6.32m x 3.63m)

Bay window to front, doors to rear, feature fireplace, wood flooring, radiator.

## Dining Room

12'10 x 12' (3.91m x 3.66m)

Bay window to front, wood flooring, radiator, door to kitchen

## L-shaped Kitchen Breakfast Room

7'6 x 7'7 into 7'7 x 14'3 (2.29m x 2.31m into 2.31m x 4.34m)

Window to rear, door the side and door to rear. Range of fitted storage units. Integrated fridge, freezer, electric oven, microwave and dishwasher. Granite work surfaces incorporate sink unit with mixer tap along with gas hob with extractor fan over. Breakfast bar. Part tiled walls.

## Study

9'8 x 7'7 (2.95m x 2.31m)

Window to rear and side. Fitted office shelving and drawers. Radiator. Wood effect flooring.

## First Floor

### Landing

Stairs to ground floor. Wood effect flooring.

## Bedroom One

12'8 x 9'10 (3.86m x 3.00m)

Window to front and side, fitted wardrobes and drawers. Wood effect flooring. Radiator.

## Ensuite

7'10 x 7' (2.39m x 2.13m)

Window to rear, shower cubicle, 'Jacuzzi' bath, close coupled WC, vanity wash hand basin, heated towel rail, tiled walls.

## Bedroom Two

12'11 x 9'4 (3.94m x 2.84m)

Window to front, radiator, carpet.

## Bedroom Three

8'11 x 6'5 (2.72m x 1.96m)

Window to front, radiator, fitted mirror wardrobes.

## Bedroom Four

9'4 x 7'7 (2.84m x 2.31m)

Window to side and rear, radiator.

## Bathroom

8'3 x 4'7 (2.51m x 1.40m)

Window to rear, panelled bath, vanity wash hand basin, heated towel rail, airing cupboard.

## WC

4'7 x 3'8 (1.40m x 1.12m)

Window to rear, close coupled WC, pedestal wash hand basin, part tiled walls, radiator.

## Exterior

### Front Garden

Lawned area with various shrubs and bushes.

Tel: 01245 330764

### Off Road Parking

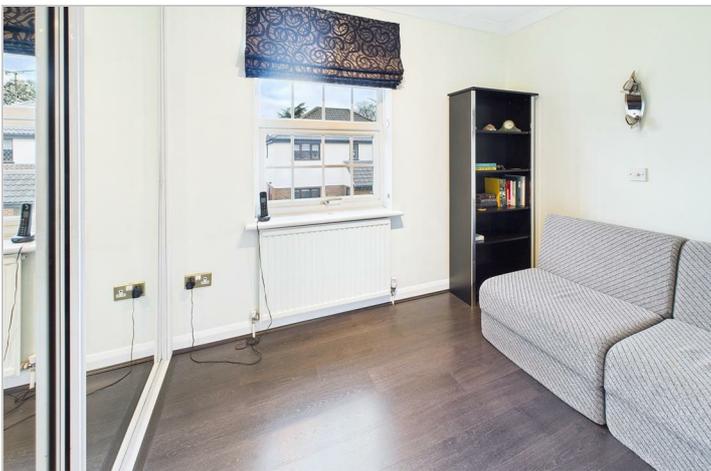
Hardstanding providing off road parking for numerous cars.

### Double Garage

Up and Over door, power and light connected.

### Rear Garden

Spacious patio area, remainder laid to lawn. Fencing to boundaries.



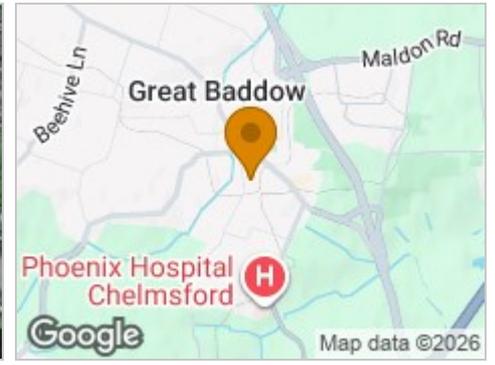
## Road Map



## Hybrid Map



## Terrain Map



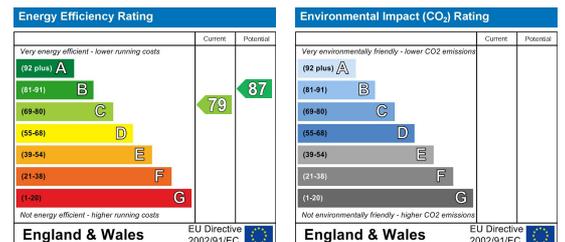
## Floor Plan



## Viewing

Please contact our Chelmsford Office on 01245 330764 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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