Anchor Way, Chelmsford CM3 6FY

Guide price £750,000

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

The accommodation comprises

PLEASE NOTE GUIDE PRICE £750,000-£775,000.
Situated in the picturesque riverside village of North Fambridge, known for its peaceful countryside and stunning views across the River Crouch.
Surrounded by open countryside, beautiful walks and abundant wildlife, it offers a marina and an excellent public house/restaurant along with a train link to London Liverpool Street Station.

This exceptionally well presented David Wilson built six bedroom detached family home, offering a wealth of accommodation.
The first floor of three has a generous reception hallway, cloakroom/w/c, large lounge and an equally impressive kitchen/breakfast room and utility and a dining room/reception room.
The second floor offers a superb principal suite, three further good size bedrooms and a family bathroom.
The third floor has a large landing area 9'7 extending to 13'7 x 10'1 offering an excellent space for a gym area or similar.
Two further bedrooms both excellent sizes one of which has an en-suite.
Externally if you the enjoy the summer sun, then this very nicely presented South facing garden will hit the spot, great from family gatherings and entertaining.

Reception entrance hall.
Double glazed entrance door to a good size reception hallway with wood effect LVT flooring. Wall mounted Hive heating control, radiator and stairs to the second floor.

Cloakroom/w/c
The wood effect flooring continues from the hallway and there is a built in cloaks cupboard. Close coupled w/c, pedestal hand wash basin, part tiled walls, down lighting and radiator.

Kitchen/breakfast room
21'8 x 16'9 max
A superb room beautifully bright and airy room and certainly the hub of the home. The kitchen has a range of quality fitted Indigo fitted eye level units with underlighting, matching base units with kick board lighting and drawers and marble effect work surfaces over. Inset stainless steel five ring gas hob with glass splash back and above stainless steel extractor, built in stainless steel double fan oven and grill, integrated fridge/freezer and dish washer, built in wine chiller and a stainless steel one and a half inset sink and radiator.
The breakfast area offers bags of space for a good size family table and chairs with light beaming in from the bi folding double glazed doors to the rear South facing garden and double glazed double doors to the side. The wood effect LVT flooring runs throughout the room, radiator and door to the utility room.

Utility room
6'4 x 6'3
Matching Indigo eye level units to the kitchen, base units with marble effect work top, plumbing for a washing machine and washer dryer. Wood effect LVT flooring, radiator, expel air and a double glazed door to the side.

Lounge
23'3 x 11'5
The lounge as with the house throughout is presented to a high standard. Entertainment wall incorporating television point, and media wall log flame effect fireplace shelving with down lighting and fitted cupboards below. Double glazed bay window to the front with white fitted shutter/blinds, two radiators and double glazed double doors to the South facing garden and down lighting.

Dining room/reception room
13'6 x 9'2
Whether a dining room or reception room of your choice, a good size room with double glazed windows to the front and side both with white fitted shutter/blinds and radiator.

Second floor landing
Double glazed window to the front with fitted white shutter/blind, linen cupboard and cupboard housing the pressurised water tank, radiator.

principal suite
14'1 x 13'3
An excellent size main room with double glazed windows and fitted white shutter/blinds to both sides. Two radiators, ceiling light/fan, television point and door to the en- suite.
The dressing area is a further 8'1 x 4'1 to the fitted wardrobes which are to both walls.
En -suite Panelled bath, double walk in shower cubicle, close coupled w/c and a pedestal hand wash basin. Wood effect flooring, down lighting, expel air, white heated towel rail and a double glazed window to the front.

Bedroom
13'8 x 9'4
Double glazed windows to the front and side with white fitted shutter/blinds, fitted triple wardrobes to one wall and radiator.

Bedroom
12'3 x 9'2
Double glazed window to the rear with white fitted shutter/blind and radiator.

Bedroom
12'6 x 8'9
Double glazed window to the front with fitted white shutter/blind and radiator.

Bathroom
Wood effect flooring, panelled bath, pedestal hand wash basin, close coupled w/c and a walk in shower cubicle. Part tiled walls, down lighting, white heated towel rail and a double glazed window to the rear.

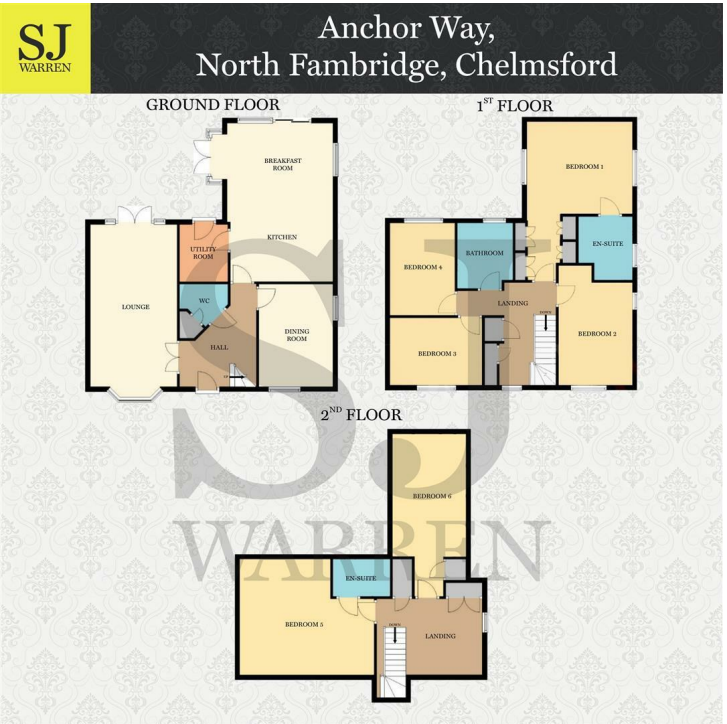
Third floor landing
9'7 extending to 13'7 x 10'1
PLEASE NOTE this is very much more than a landing, offering a large space to have as a gym area or similar.
Double glazed windows to the front and side with fitted white shutter/blinds, radiator and a single and double fitted cupboards.

Guest room en-suite
17'9 max reducing to 11'8 x 15'3
An excellent guest room with two double glazed velux windows to the front and one to the rear, all bringing lots of natural light. Three double fitted wardrobes to one wall, radiator, loft access and door to the en-suite.
En-suite Walk in shower cubicle, close coupled w/c, pedestal hand wash basin. Down lighting, white heated towel rail and a double glazed velux window to the rear.

Bedroom
21'6 max reducing to 15'5 x 9'3
Another super size room with down lighting and velux windows to the side, single built in cupboard/wardrobe and two radiators.

Rear garden
south facing
If you enjoy your outside space and hot summer days, relaxing or entertaining then this sun trap of a garden will certainly, hit the spot. Commencing with a large patio/entertaining area, two power sockets, neatly laid lawn which extends to the rear of the garage where there is a further single power socket. Garden shed, part wall and fenced boudaries with added trellis and planting, side gate to the front.

Own driveway to double garage
The property has a double driveway for multiple vehicles, leading to the detached double garage with dual up and over doors, power and light.



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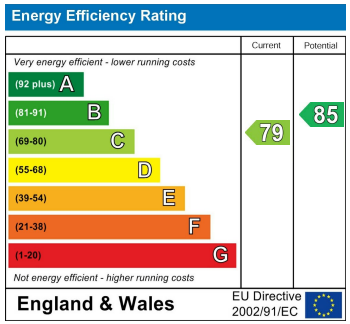

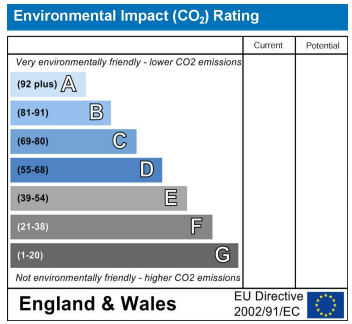

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