

Adrians

Sales & Lettings Agents

For Sale



Petrel Way, Chelmsford

Being advertised for the first time since new and located on the popular development of Tile Kiln is this end terrace family home. The property has been extended to the ground and first floor, and has replacement double glazed windows and gas central heating. The property now provides a traditional lounge/diner and kitchen with the addition of a study and ground floor cloakroom, whilst to the first floor there are four good size bedrooms and bathroom with separate w.c. Off road parking is provided to the front for 1 vehicle which leads to an integral garage, and the rear garden has a southerly aspect.



4 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Entrance door leading through to

ENTRANCE PORCH

Meter cupboard, doorway leading through to

LOUNGE / DINING ROOM 8.13m (26'8) x 4.47m (14'8)

Double glazed window to front, double glazed sliding patio doors to rear, stairs rising to the first floor with under stairs storage cupboard, yorkstone fireplace surround, radiator.

KITCHEN 3.86m (12'8) x 1.98m (6'6)

Fitted in white wall and base level units with roll edge worktops, inset one and a quarter bowl sink unit with mixer tap, splash back tiling, tiled flooring, recesses for white goods, double glazed window to rear. NOTE: the gas hob is not in use as the gas has been disconnected from the kitchen.

INNER HALLWAY

Door through to

STUDY 3m (9'10) x 2.67m (8'9)

Double glazed window to rear, radiator.

GROUND FLOOR CLOAKROOM

Two piece suite comprising of a low level w.c, wash hand basin, double glazed obscure window to side.

FIRST FLOOR LANDING

Loft hatch, airing cupboard, doors leading to

BEDROOM ONE 4.6m (15'1) x 3.2m (10'6)

Two double glazed windows to front, radiator, fitted mirror fronted wardrobes to one wall.

BEDROOM TWO 5m (16'5) x 3.02m (9'11)

Double glazed window to rear, radiator.

BEDROOM THREE 4.39m (14'5) x 2.62m (8'7)

Double glazed window to front, radiator, built in single cupboard.

BEDROOM FOUR 3.02m (9'11) x 2.08m (6'10)

Double glazed window to rear, radiator, built in single wardrobe cupboard.

BATHROOM

Suite comprising of a panel enclosed bath, wash hand basin, double glazed obscure window to rear.

SEPARATE W.C

Low level w.c, double glazed obscure window to rear.

GARDEN

The rear garden has a southerly aspect, patio area, artificial grass, timber shed, fencing to sides and rear, pedestrian access leading to the front of the property, access to garage.

PARKING & GARAGE

To the front there is off street parking for 1 vehicle leading to an integral garage



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

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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