



Rookery Close

Chelmsford, CM3 2DF

Freehold
Tax Band: F

Asking Price £650,000



Boasting an UNOVERLOOKED rear garden on a CORNER PLOT position, THREE reception rooms inc. spacious 19' DUAL ASPECT lounge, DINING/PLAYROOM & conservatory plus an impressive 24' DUAL ASPECT kitchen/breakfast room with utility area is this very well-proportioned four bedroom detached property. Benefiting from a DOUBLE GARAGE (potential to convert*) with driveway parking, an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom - Ideally tucked away in a CUL-DE-SAC position within the highly regarded village of Hatfield Peverel, just a short walk to the Mainline Station (to London Liverpool St). Convenient access to all local amenities, A12 & Chelmsford. Call Hamilton Piers of Hatfield Peverel to view!



Rookery Close, Chelmsford, CM3 2DF

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, double glazed window to front aspect, stairs to first floor, radiator, oak flooring.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, vanity wash hand basin, radiator, tiled flooring.

LOUNGE:

19'7 x 11'5 (5.97m x 3.48m)

Double glazed bay window to front aspect, central log burner, two radiators, carpeted flooring. French doors to conservatory.

CONSERVATORY:

11'8 x 11'5 (3.56m x 3.48m)

Part brick and part UPVC construction with vaulted glass roof, tiled flooring. French doors to rear aspect.

DINING / PLAYROOM:

10'11 x 9'7 (3.33m x 2.92m)

Double glazed window to rear aspect, radiator, oak flooring.

KITCHEN / BREAKFAST ROOM:

24'2 x 11'11 (7.37m x 3.63m)

Double glazed windows to front and rear aspects, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster cooker with gas hob and extractor hood over, space for American fridge/freezer, integrated dishwasher, breakfast bar with seating, adjoining continued work surface with an incorporating single bowl sink with central mixer tap, space for washing machine and tumble dryer, radiator, tiled flooring. Secure stable door to side aspect.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

12'00 x 10'10 (3.66m x 3.30m)

Double glazed window to rear aspect, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled shower unit, low level WC, vanity wash hand basin, heated towel rail, vinyl flooring.

BEDROOM TWO:

11'10 x 11'5 (3.61m x 3.48m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM THREE:

10'10 x 7'7 (3.30m x 2.31m)

Double glazed window to front aspect, radiator, carpeted flooring.

BEDROOM FOUR:

10'0 x 9'3 (3.05m x 2.82m)

Double glazed window to rear aspect, radiator, carpeted flooring.

FAMILY SHOWER ROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled corner shower unit, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising landscaped areas including patio to property rear and side, mature trees and shrubs with remainder mainly laid to lawn, gated side access, access to double garage and a brick paved area to garden rear with double gates (ideal for housing a caravan/boat for which the restrictive covenant has been removed).

DOUBLE GARAGE & DRIVEWAY PARKING:

Detached double garage (potential to convert*) fitted with power, lighting and electric up & over doors. Driveway parking for two vehicles.

AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

