

Adrians

Sales & Lettings Agents



For Sale



Nabbott Road, Beechenlea, Chelmsford, CM1 2SW

Immaculate three bedroom semi-detached home on the sought after Beechenlea development. Extensive parking to the front and an un-overlooked garden in the region of 80ft in length. An impressive open plan kitchen/diner, ground floor cloakroom, separate utility room and formal separate lounge. Walking distance of City centre.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance to the property via double glazed entrance door leading through to

ENTRANCE HALL

A spacious hallway with stairs that rise to the first floor, laminate flooring, radiator, doors to

LOUNGE 4.11m (13'6) x 3.73m (12'3)

Window to front, ornate gas fire with stone surround and hearth.

KITCHEN / DINER 5.66m (18'7) x 2.9m (9'6)

The kitchen has an extensive range of base and wall level high gloss fitted units, gas hob with extractor over, electric oven, built in dishwasher, drawer units complimented by wood style worksurfaces, tiled splash backs, single drainer sink unit, window to rear open to the dining area which has a radiator, French doors leading to the rear garden.

UTILITY ROOM 5m (16'5) x 2.03m (6'8)

Further base and wall level high gloss fitted units complimented by work surfaces, spaces for washing machine, tumble dryer and fridge freezer, radiator, tiled flooring, door to rear, door to cloakroom, further door to

STORAGE AREA 2.87m (9'5) x 2.24m (7'4)

Originally part of the garage.

GROUND FLOOR CLOAKROOM

Window to rear, tiled walls, tiled flooring, low level w.c, wash hand basin in vanity unit with mixer tap.

FIRST FLOOR LANDING

Two windows to side, doors to rooms, access to loft space which we understand has a pull-down ladder, is partly boarded and is where the regularly serviced combination boiler is housed.

BEDROOM ONE 3.71m (12'2) x 2.72m (8'11)

Window to front, radiator, built in mirror fronted wardrobes, laminate flooring.

BEDROOM TWO 3.43m (11'3) x 3.2m (10'6)

Window to rear, radiator, laminate flooring, built in cupboard.

BEDROOM THREE 2.72m (8'11) x 2.26m (7'5)

Window to front, radiator, built in cupboard.

BATHROOM

Window to rear, tiled flooring, tiled walls, low level w.c, wash hand basin in vanity unit which extends to storage cupboards, 'P' shaped jacuzzi bath with shower over.

REAR GARDEN

Superb and mature being secluded to the rear and of a particularly good size commencing with a composite deck and further block paved patio area which extends to a path leading up the garden giving access to a pergola style barbecue area, brick built pitched roof shed with power and light, greenhouse, raised vegetable area, laid to lawn, mature shrubs and borders, side access.

OFF ROAD PARKING

There is generous parking to the front of the property via a block paved driveway.



COUNCIL TAX BAND: D
Freehold

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

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For more information, please contact

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