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For Sale

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Gardiner Way, Beaulieu Park, Chelmsford, CM1 6BS

Located on the popular Chelmsford Garden development in Beaulieu Park is this well-presented and equipped detached family home. The property offers open plan living to the ground floor including an impressive fitted kitchen with integrated appliances. To the first floor there were originally four bedrooms which the current owners have converted into three bedrooms with an en-suite to bedroom one along with a family bathroom. Off road parking is provided for three cars to the front which leads to a large garage with part having been converted into a useful gym. Internally, the property has been decorated to a good standard throughout and we recommend an immediate viewing.



3 Bedroom(s)



1 Reception(s)



2 Bathroom(s)

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Door with full glazed window leading to

RECEPTION HALL

Amtico style flooring, radiator, stairs giving access to the first floor, door to garage, further doors to

GROUND FLOOR CLOAKROOM

A Two piece suite comprising of a low level w.c with concealed cistern, wash hand basin with mixer tap, splash back tiling, radiator, double glazed window to front, twin doors giving access to

UTILITY CUPBOARD

Plumbing for washing machine, space for tumble dryer, worktop and cupboards.

OPEN PLAN KITCHEN / LIVING AREA 11.35m (37'3) x 5.28m (17'4) AT WIDEST POINTS

The kitchen area is fitted with a range of wall and base level units with square edge quartz worktops, breakfast bar and upstands, inset one and a quarter bowl stainless steel sink unit with mixer tap, under counter lighting, induction hob with cooker hood above, two base ovens, integrated fridge freezer, dishwasher and washing machine, Amtico style flooring, open to

The living area has a large under stairs storage cupboard, two radiators, media wall, double glazed French doors with adjacent fixed glazed panels giving access to the garden.

FIRST FLOOR LANDING

Double glazed window to side, radiator, two large built in storage cupboards, airing cupboard, doors to

BEDROOM ONE 5.18m (17') x 3.66m (12')

Full height glazed windows to front, built in fitted mirror fronted wardrobe, chrome effect radiator, doorway to

EN-SUITE

Large shower cubicle with rain-head shower, low level w.c with concealed cistern, wash hand basin with mixer tap, splash back tiling, chrome towel rail, extractor fan.

BEDROOM TWO 5.18m (17') x 2.67m (8'9)

Double glazed window to rear, radiator.

BEDROOM THREE 5.18m (17') > RECESS x 3.96m (13') x 8'3"

Double glazed window to side, radiator.

BATHROOM

Three piece suite comprising panel enclosed bath, low level w.c with concealed cistern, wash hand basin with mixer tap, tiling to walls, splash back tiling, shaver point, Amtico style flooring, chrome towel rail, extractor fan.

GARDENS & PARKING

The rear garden commences with a paved patio area, fencing to all sides with the majority laid to lawn. Rear access to the converted part of the garage. To the front of the property, there is off road parking for 3 cars.

GYM CONVERSION

This part of the garage has been converted into a gym with access through to the single garage.

GARAGE

Electric up and over door.

Approximate total area[®]
1934 ft²
179.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Floor 1

EPC RATING: B
COUNCIL TAX BAND: G
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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