



36 Burnell Gate

Beaulieu Park, Chelmsford, CM1 6ED

Price Guide £500,000



Offered with no onward chain, this beautifully presented three-bedroom family home is set within the highly desirable Beaulieu Park development — ideal for both families and commuters.

The ground floor features a welcoming entrance hall, modern WC, and a bright open-plan living, kitchen and dining space. A striking atrium design floods the space with natural light, creating a contemporary feel. French doors open onto a private, well-maintained garden with mature planting and access to the garage.

On the first floor are two generous double bedrooms, including one with access to a balcony, alongside a stylish family bathroom.

The top floor is home to an impressive third bedroom suite, accessed via a feature spiral staircase— a unique and versatile space, perfect as a principal bedroom, guest suite or work-from-home retreat, complete with its own en-suite.

Located within walking distance of the new Beaulieu Park Station, the property offers excellent links into London, along with easy access to highly regarded schools, green spaces and local amenities



HALLWAY:

Front door and stairs to first floor.

LOUNGE 10'08" x 14'04" (3.25 x 4.37)

Open plan lounge through to dining room and kitchen, laminate wood effect floor, window to front.

KITCHEN/DINER 14'01" x 16'11" (4.29 x 5.16)

Selection of wall & base units, integrated electric oven and gas hob, space for washing machine. French doors to garden.

BEDROOM 1 14'01" x 8'06" (4.29 x 2.59)

Double sized room with carpet, window to rear.

DRESSING AREA 8'04" x 5'04" (2.54 x 1.63)

archway from master bedroom, fitted wardrobes, carpet to floor.

EN-SUITE 8'03" x 6'03" (2.51 x 1.91)

Bath with shower attachment, WC, washbasin, window to front, tiled floor.

BEDROOM 3 10'03" x 7'03" (3.12 x 2.21)

Double sized room with carpet to floor, juliette balcony.

BATHROOM

Bath with shower over, WC washbasin, window to front aspect, tiled floor & radiator.

TOP FLOOR BEDROOM 2 14'0" >8'03" x 11'01" (4.27 >2.51 x 3.38)

Access via spiral staircase, carpet to floor, dual aspect window, some restricted head height.

EN-SUITE

Shower cubicle, washbasin, WC and window to rear

GARAGE 16'07 x 8'05 (5.05m x 2.57m)

Concrete floor, boiler, up and over door to parking space, curtesy door to garden. Power and light.

EXTERNAL

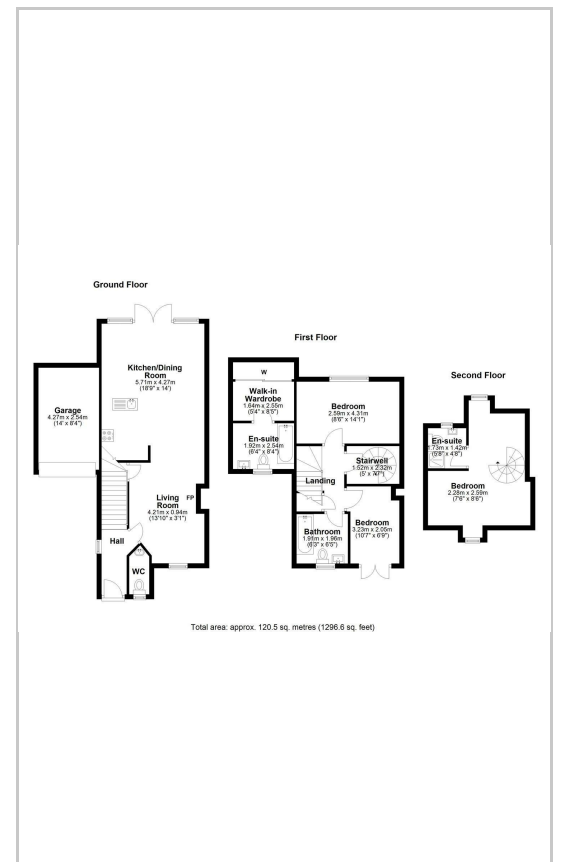
Lovely rear garden that is mainly laid to lawn with some established shrubs. Paved patio area.

Off street parking for 2 vehicles.

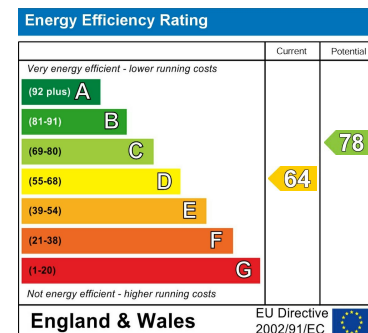
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

65 New London Road, Chelmsford, Essex, CM2 0ND

Tel: 01245 266088 Email: property@elwelltaylor.co.uk https://www.elwelltaylor.co.uk