



## Barrack Lane

Great Waltham, Chelmsford, CM3 1EP

**Asking Price £425,000**



Boasting FOUR DOUBLE BEDROOMS is this extended semi detached SEMI RURAL home that adjoins OPEN COUNTRYSIDE, boasting WONDERFUL GARDENS with a detached GARAGE/ WORKSHOP and SPACE TO DEVELOP/EXTEND, stpp. Also with a spacious 18? lounge, 17? kitchen & utility room, and dressing room/STUDY to bed one! EPC: E





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## advert summary

\*\*\*GENEROUS PLOT with SPACE TO EXTEND/DEVELOP TO THE SIDE, STPP\*\*\*

Hamilton Piers are pleased to offer FOR SALE FREEHOLD this well presented, four double bedroom cottage on the fringe of this popular village, benefitting from wonderful gardens adjoining open countryside - with EXCELLENT POTENTIAL TO EXTEND, STPP, and a detached garage/workshop with potential to convert. There are also newly fitted bathrooms, a spacious 18' lounge, a sizeable kitchen with utility room, and generous sized bedrooms over the two upper floors (with the 15' ATTIC ROOM/ bedroom four to the converted upper floor). A viewing is strongly advised to appreciate the gardens and potential. EPC: E

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

### ENTRANCE HALL:

Radiator, telephone point, carpet to floor and textured ceiling.

LOUNGE: (18' 2" x 11' 6")

Double glazed windows to front and side, radiators, television point, carpet to floor and smooth coved ceiling.

KITCHEN / BREAKFAST ROOM: (17' 3" x 11' 0")

Double glazed window to front, range of matching base and wall units with tiled splashbacks, one and a half bowl sink drainer unit with central mixer tap and tiled splashbacks, cooker, radiator, vinyl flooring and smooth ceiling with sunken spotlights. Door to Utility.

UTILITY ROOM: (6' 9" x 6' 2")

Window to side, wall units, space for washing machine, tumble dryer, fridge freezer and dishwasher, boiler, water softener, vinyl flooring and smooth ceiling.

BATHROOM: (9' 5" x 7' 6")

Opaque double glazed window to side, panelled bath with central mixer tap and electric shower over, low level WC, vanity wash hand basin, radiator, tiled flooring and smooth ceiling.

### FIRST FLOOR ACCOMMODATION

#### LANDING:

Carpet to floor and smooth ceiling.

MASTER BEDROOM: (11' 5" x 10' 8")

Window to front, radiator, carpet to floor and textured ceiling.

DRESSING ROOM / STUDY: (7' 3" x 6' 11")

Double glazed window to side, built-in cupboard, radiator, carpet to floor and smooth ceiling.

BEDROOM TWO: (12' 5" x 7' 1")

Double glazed window to rear, built-in wardrobe, airing cupboard, radiator, carpet to floor and smooth coved ceiling.

BEDROOM THREE: (12' 7" x 9' 1")

Double glazed window to side, built-in cupboard, radiator and carpet to floor.

#### SHOWER ROOM:

Double glazed window to side, double width shower, low level WC, vanity wash hand basin and tiled splashbacks, radiator, carpet flooring and smooth ceiling.

### SECOND FLOOR ACCOMMODATION

BEDROOM FOUR: (15' 8" x 10' 0")

Double glazed window to side and Velux to rear, built-in cupboards, radiator, carpet to floor and smooth vaulted ceiling.

#### EXTERIOR:

The property is accessed via a gated entrance with a pathway that passes along the lower lawn area to the main door.

The lower lawn area has well stocked borders with an array of ornamental planting and patio area looking up towards one of the wildlife ponds. A further patio area can be located off the Breakfast Area and this has seating surrounded by wild flowers and trees with a winding pathway that leads you across to the upper lawn which has a further pond and water feature, green house, large potting shed plus summer house.

There is also a detached garage / workshop which has power and lighting fitted and has a driveway in front offering off road parking.

#### AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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.

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