

55 Cornelius Vale, Chelmsford, Essex, CM2 6GY



**Freehold**  
Asking Price Of  
**£600,000**  
Subject to contract

**4** bedrooms  
**2** reception rooms  
**3** bathrooms



## Some details

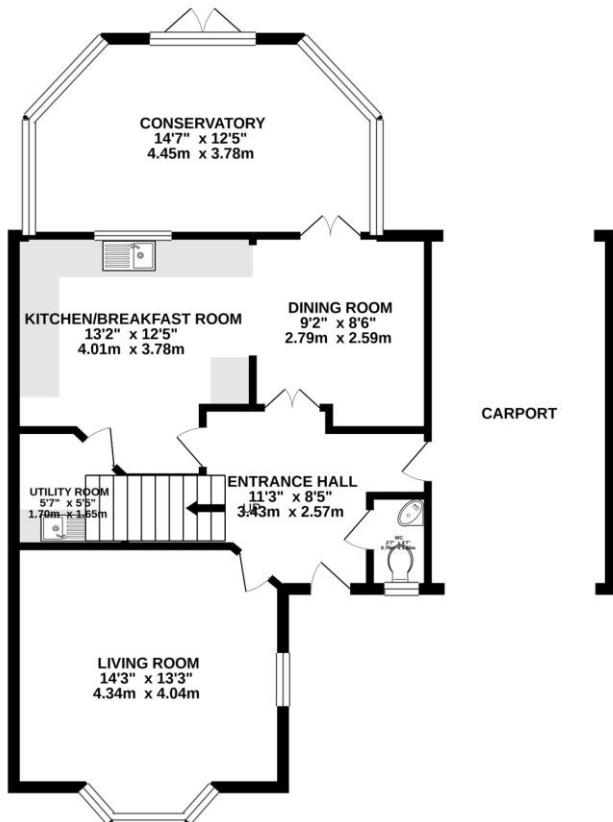
A 4 double bedroom semi-detached family home offering well-proportioned accommodation over two levels, situated in this award winning development. The property has been tastefully maintained and enhanced providing flexible family accommodation which includes entrance hall, two reception rooms, kitchen/breakfast room, conservatory, utility room and cloakroom. To the first floor there is a spacious landing providing access to the family bathroom and four double bedrooms with both the master and second bedroom benefiting from en-suite facilities. Externally the property offers an enclosed rear garden and single garage with the added benefit of a carport with gates.

The property is approached to the front via a spacious entrance hall with staircase rising to the first floor and access to the dining room, kitchen/breakfast room, conservatory, cloakroom and living room. The living room is located to the front of the house and is a bright and spacious room. Particular feature to the room is the attractive bay window to the front aspect. The dining room is located to the rear of the house and provides access into the conservatory which benefits from views over the garden. There is a cloakroom providing a modern two piece suite comprising low level w.c and pedestal wash hand basin. The kitchen/breakfast room is located to the rear of the property and comprises an attractive selection of eye level storage units with work surfaces below, cupboards and drawers beneath and under stairs cupboard. The utility room provides a further range of storage units and recess for tumble dryer and washing machine. To the first floor a spacious landing serves four bedrooms and the family bathroom. The family bathroom has a modern white suite comprising panel bath, low level w.c and vanity sink unit with attractive part tiling to the walls. The master bedroom suite is a generously proportioned room with built-in wardrobes and benefits from a spacious en suite with a single shower enclosure, vanity sink unit and low level w.c. Bedroom 2 also benefits from ensuite facilities to include low level w.c, wash hand basin and corner shower cubicle.

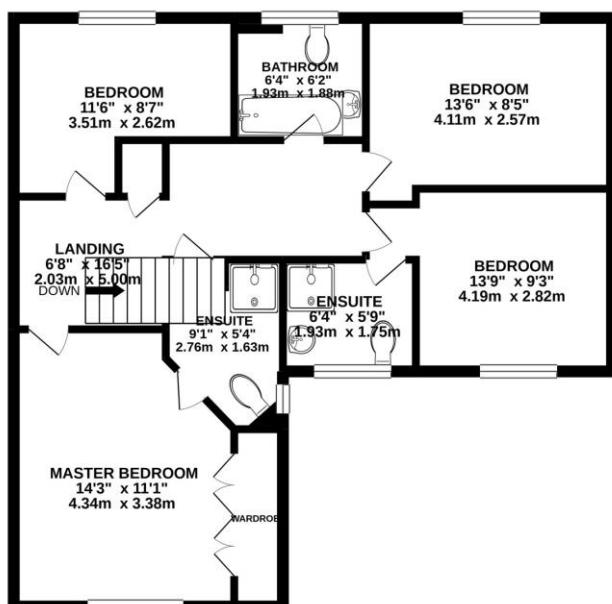


This extended and beautifully presented family home, has two reception rooms, four double bedrooms, two ensuites and a large rear garden.

GROUND FLOOR  
822 sq.ft. (76.4 sq.m.) approx.



**FennWright.**  
1ST FLOOR  
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Kitchen/breakfast room**  
13'2" x 12'5" (4.01m x 3.78m)

**Utility room**  
5'7" x 5'5" (1.7m x 1.65m)

**Living room**  
14'3" x 13'3" (4.34m x 4.04m)

**Dining room**  
9'2" x 8'6" (2.79m x 2.59)

**Conservatory**  
14'7" x 12'5" (4.45m x 3.78m)

**Master bedroom**  
14' 3" x 11' 1" (4.34m x 3.38m)

**Ensuite**  
9' 1" x 5' 4" (2.77m x 1.63m)

**Bedroom two**  
13'9" x 9'3" (4.19m x 2.82m)

**Ensuite**  
6'5 x 5'9" (1.93m x 1.74m)

**Bedroom three**  
13'6" x 8'5" (4.11m x 2.57m)

**Bedroom four**  
11'6" x 8'7" (3.51m x 2.62m)

**Bathroom**  
6' 4" x 5'2" (1.93m x 1.88m)



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### **The outside**

The property is approached to the front over a side driveway leading to a carport. Beyond the carport is a further driveway providing parking for two vehicles which in turn leads to the detached single garage. The garage is of pitched roof design and includes power and lighting with up and over door. The rear garden extends from the conservatory, and commences with a paved terrace seating area with the remainder been laid to lawn, we are led to believe that this particular property has the largest rear garden on the development.

### **Where?**

The property is located in the popular development of Chancellor Park positioned approximately 2 miles east of Chelmsford city centre. Chancellor Park was developed in 2002 and boasts a mixture of homes with excellent links in to Chelmsford city centre and A12. The property is positioned in an enviable 'crescent style'. Local amenities within the area include both ASDA and Sainsbury's supermarkets along with a number of retail outlets in the surrounding area. For schooling, there is nearby Barnes Farm Junior School and Chancellor Park with secondary schooling available at nearby Springfield or Great Baddow. A more extensive range of shopping and leisure facilities can be found in Chelmsford city centre along with mainline railway station providing excellent rail links to London Liverpool St. (approx. journey time 35 minutes).

### **Important information**

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - E

### **Further information**

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### **Viewing**

To make an appointment to view this property please call us on 01245 292 100.

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## Directions

SatNav. CM2 6GY. For full directions please contact a member of the sales team on telephone 01245 292100

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