

Birdie Close, Chelmsford, Essex , CM3 3FW



3 bedrooms
1 reception room
2 bathrooms

Freehold
Asking Price Of
£475,000
Subject to contract



Some details

A spacious modern double fronted barn style family home, providing contemporary accommodation of excellent proportion located in the popular and accessible 'Channels' development to the north of Chelmsford city centre. This beautiful 3 bedroom semi detached home comprises modern facilities and flowing accommodation ideally suited for family living. The house includes a carport and an enclosed rear garden. The property is ideally positioned with excellent road and rail links along with a wide selection of education facilities.

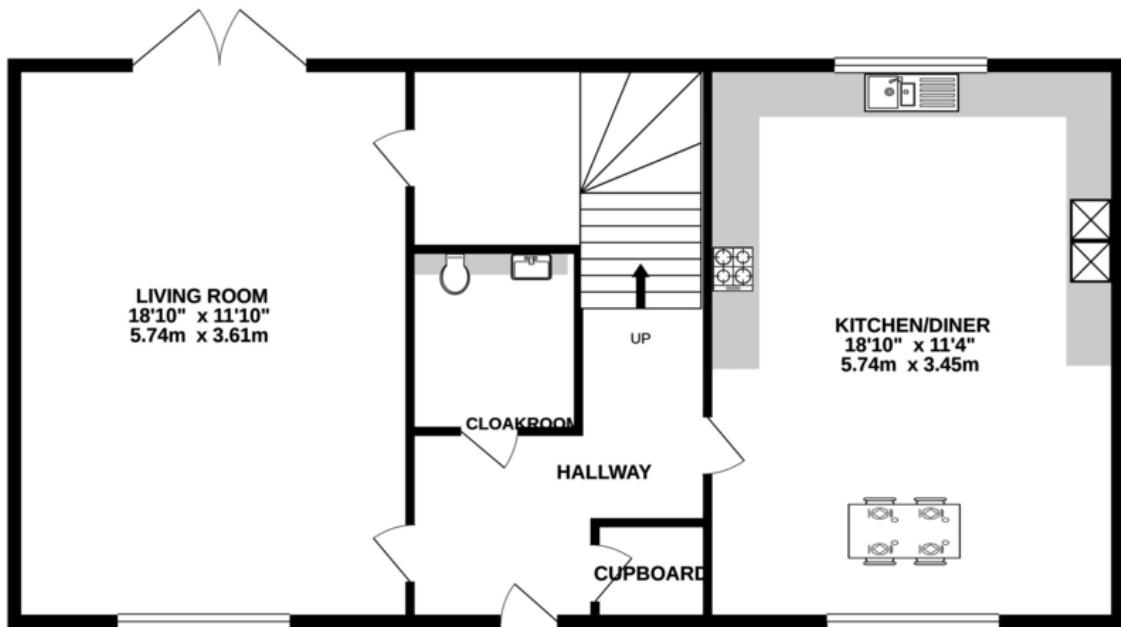
The property is entered from the front into a spacious and welcoming entrance hall with staircase rising to the first floor. The kitchen/diner is located to the right-hand side of the property and offers a range of contemporary units along with an extensive range of integrated appliances. There is a cloakroom and spacious entrance hall with the principal reception room running the length of the house featuring modern French doors leading to the garden.

To the first floor there are three well-proportioned bedrooms, master providing en suite facilities, two further bedrooms and a bathroom are of a spacious size.



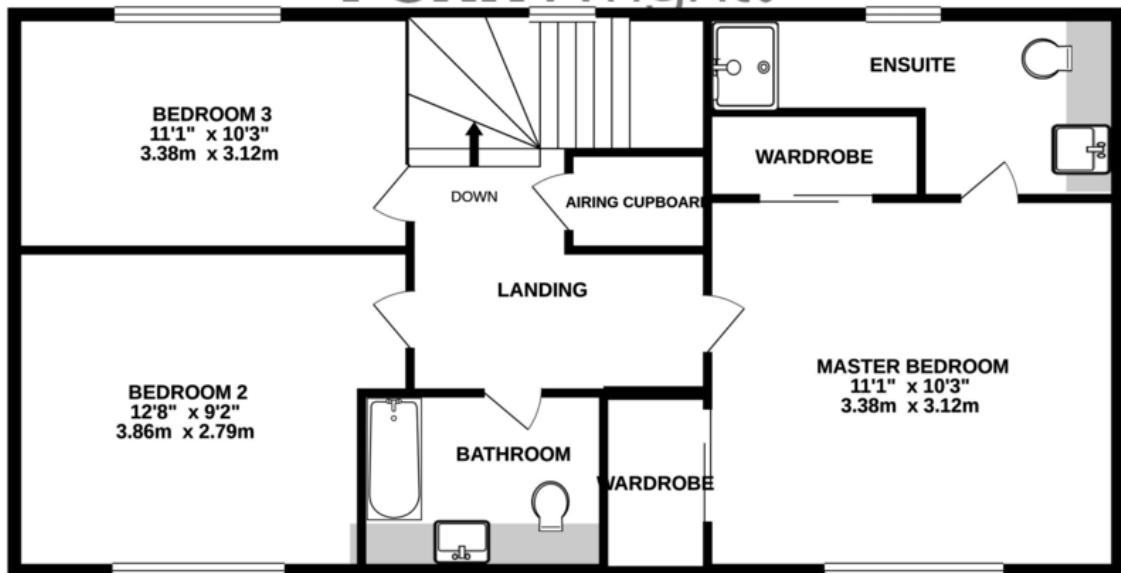
Spacious modern 3 bedroom semi-detached family home, providing contemporary accommodation of excellent proportion located in the popular 'Channels' development to the north of Chelmsford City centre, comprising modern facilities and flowing accommodation ideally suited for family living.

GROUND FLOOR



1ST FLOOR

Fenn Wright.



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.
Made with Metropix ©2021



Entrance hall

not measured

Cloakroom

not measured

Kitchen/dining room

18' 10" x 11' 4" (5.74m x 3.45m)

Living room

18' 10" x 11' 11" (5.74m x 3.63m)

First floor landing

Master bedroom

11' 1" x 10' 3" (3.38m x 3.12m)

Ensuite

not measured

Bedroom two

12' 8" x 9' 2" (3.86m x 2.79m)

Bedroom three

11' 1" x 10' 3" (3.38m x 3.12m)

Bathroom

not measured

Carport

not measured



Stay ahead
with early bird
alerts...

Hear about homes for sale
before they are advertised
on Rightmove, On the Market
or in the paper.



The outside

The front of the property is mainly block paved providing access to the attached carport. The rear garden offers a large patio area with the remainder laid to lawn. There is a side gate leading to the car port, variety of flowers and shrubs and fencing to boundaries.

Where?

The property is located in the popular modern development of Channels, to the northern edge of Chelmsford city centre. The property is situated amongst similar sized family homes and positioned with excellent road and rail links along with a wide range of education facilities. The property is situated within close proximity of Broomfield Hospital and Chelmsford city centre is around 2 miles in distance providing a mainline railway station with direct links to London Liverpool Street (approximate journey time 35 minutes). Chelmsford city centre offers a wide range of leisure and recreational facilities with both state and private schooling available, including two highly regarded Grammar schools. By road there is straightforward access on to the A12, A130 and A120.

Important information

Council Tax Band - D

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

Tenure - Freehold

EPC rating - B

Our ref - SGC

Further information

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

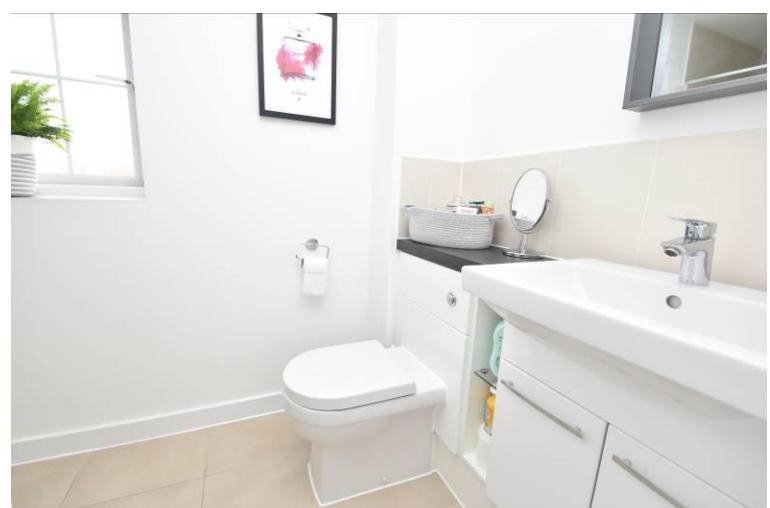
fennwright.co.uk

Viewing

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

*Have your
home valued
by us...*

and get **FREE** professional
advice. Book it now at
fennwright.co.uk





Directions

SatNav. CM3 3FW. For full directions please contact a member of the sales team on telephone 01245 292100.

To find out more or book a viewing

01245 292 100

fennwright.co.uk

Fenn Wright is East Anglia's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

- Residential and Commercial Sales and Lettings
- Development, Planning and New Homes
- Farms & Estates Agency and Professional Services
- Water & Leisure Agency and Professional Services
- Mortgage valuations

Consumer Protection Regulations 2008

Fenn Wright has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase please contact us and we will make every effort to be of assistance.

Fenn Wright, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Fenn Wright confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Fenn Wright. Referral commission (where received) is in the range of £15 to £750.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tolgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

