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Signature

113 Writtle Road,  
Chelmsford, CM1 3BP



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A stunning and elegant family home occupying an idyllic position within easy access of Chelmsford City Centre, thriving High Street and highly acclaimed local schools.

Set back from the road with a sweeping driveway, the property provides exceptional entertaining and living space and has been meticulously improved providing beautifully finished interiors with well-proportioned and light rooms.

- 3 reception rooms
- Kitchen/family room
- 4 bedrooms
- 2 bath/shower rooms
- Detached games room/garden office
- Garage



Having been thoughtfully designed by the current owners, the home offers exceptional accommodation centered around a wonderful, vaulted kitchen/reception room with doors opening on to the garden.

The welcoming entrance hall provides access to the study/home office, with wall-to-wall storage, and to the spacious sitting room with slatted wood ceiling and cast-iron radiator. There is a spacious and well-appointed bedroom together with a modern fitted wet room with W.C.

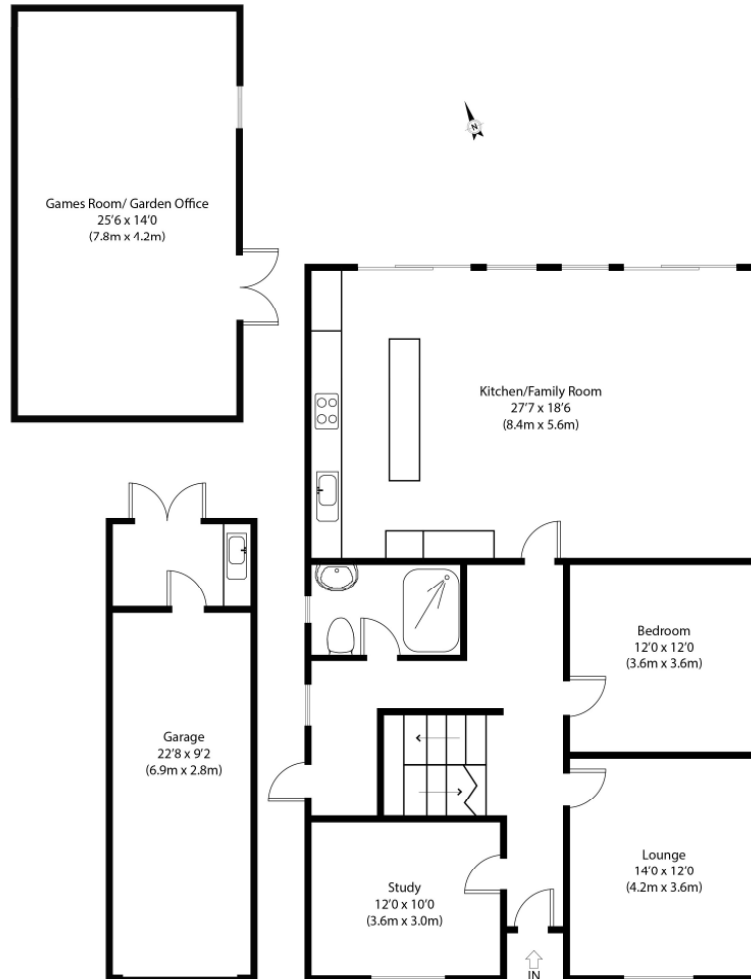
The principal reception room and kitchen span the entire width of the house and provide an exceptional social living space comprising a luxury kitchen with contemporary gloss and wood grain bespoke units and work surfaces. The kitchen provides integrated appliances incorporating many deep pan drawers, a large larder cupboard and an impressive central island, all of which have views across the wonderful, landscaped gardens. There is an open plan fireplace in the lounge area which sits beside a large dining area with ample space for dining.

To the first floor are a further three bedrooms and a family bathroom. The principal bedroom benefits from air-conditioning, built-in wardrobes and eaves storage together with pleasant views over the rear garden.

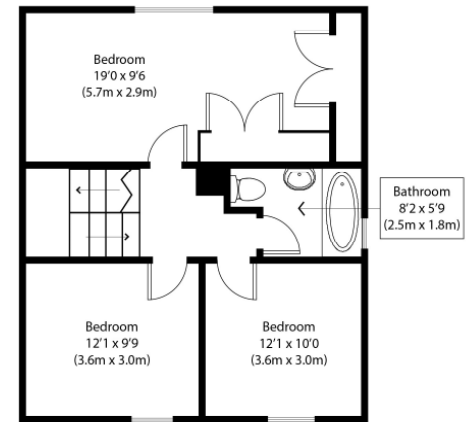








Ground Floor



First Floor

## Approximate Gross Internal Area 1720 sq ft (160 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk

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## Outside

The property is approached by a pebbled driveway which leads to the detached garage with up and over door. Gated side access leads to the rear garden which commences with a large terrace, ideal for alfresco dining with a delightful shady oak pergola over. The outdoor dining area enjoys views across the beautifully landscaped garden and a pathway meanders through carefully planted flower beds which provide an abundance of year-round colour with mature specimen shrubs. To the rear of the garden is two spacious garden sheds, a log store and a large, detached outbuilding with lighting and heating which provides opportunity for a variety of uses.

## Important Information

Council Tax Band - D

Services - We understand that mains electricity, water and drainage are connected to the property and there is gas fired central heating.

Tenure - Freehold

EPC - E

Our ref—BMR

## Location

The property is located to the south west of Chelmsford along Writtle Road, which is within walking distance of the city centre, Writtle village and the mainline railway station.

The city of Chelmsford offers a comprehensive range of amenities including a thriving city centre and highly rated state schools including two outstanding grammar schools, three superb private prep schools, a well-known independent school (New Hall), Writtle Agricultural College and Anglian Ruskin University. Chelmsford also has a station on the main line to London Liverpool Street (approx. journey time is 35 mins) and benefits from excellent access to the A414 linking through to the A12 and M11 beyond.

## Directions

SatNav. CM1 3BP. For full directions please contact a member of the sales team on telephone 01245 292100.





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