

Petty Croft, Broomfield, Chelmsford, CM1 7FS



4 bedrooms,
1 reception room
2 bathrooms

Freehold
Asking Price Of
£600,000

Subject to contract



Some details

General information

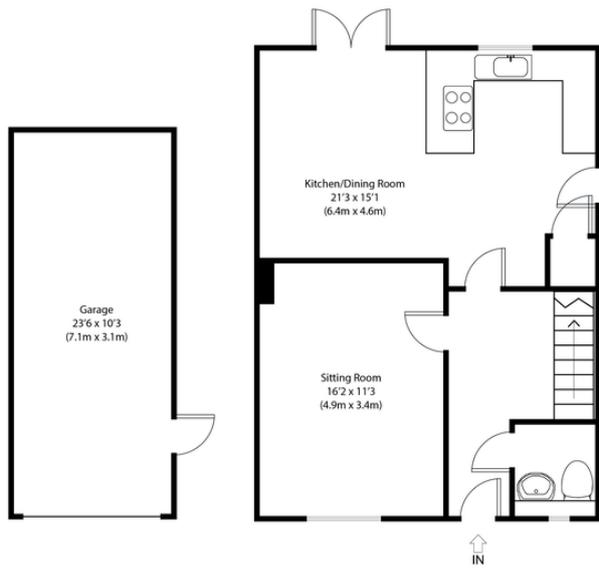
A substantial four-bedroom modern detached family home providing contemporary living, generous sized garden, and garage, all within highly sought-after Broomfield.

To the ground floor the property consists of a welcoming entrance hall, cloakroom, spacious reception room and an impressive open-plan kitchen/dining room. The second floor provides four bedrooms (master with ensuite) all of which run off the spacious landing. Furthermore, there is a generous sized family bathroom.

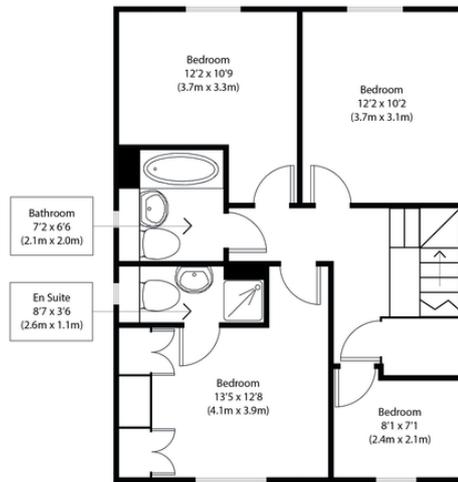
The main front door provides access to the welcoming entrance hall with Amtico flooring and stairs leading to the first-floor landing. On entry, there is a useful cloakroom with low level WC and wash hand basin. Opposite is the soothingly decorated reception room providing delightful views of the green open space and woodlands to the front of the house. To rear is an impressive open plan kitchen/dining room-very much the hub of the property, offering a comprehensive range of base level and eye level units, work-surfaces, built-in double oven, gas hob with overhead suspended extractor hood, breakfast bar, integrated dishwasher, integral fridge/freezer, space and plumbing for washing machine, continuation of Amtico flooring as well as patio doors opening on to the garden.

The first floor provides four bedrooms all positioned off the spacious landing which has a useful airing cupboard. The main bedroom has the added benefit of having an ensuite bathroom including fully tiled shower cubicle, low level WC suspended wash hand basin. It also boasts stylish bespoke built-in wardrobes. There is also a generous sized family bathroom including panel enclosed bath, wash hand basin with open shelf beneath, low-level WC, ladder style heated towel rail and Amtico flooring.





Ground Floor



First Floor

Approximate Gross Internal Area
1545 sq ft (Including Garage) (144 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.ejrbrooks.co.uk





Kitchen/dining room

21' 3" x 15' 1" (6.48m x 4.6m)

Sitting room

16' 2" x 11' 3" (4.93m x 3.43m)

Bedroom one

13' 5" x 12' 8" (4.09m x 3.86m)

Ensuite

8' 7" x 3' 6" (2.62m x 1.07m)

Bedroom two

12' 2" x 10' 9" (3.71m x 3.28m)

Bedroom three

12' 2" x 10' 2" (3.71m x 3.1m)

Bedroom four

8' 1" x 7' 1" (2.46m x 2.16m)

Bathroom

7' 2" x 6' 6" (2.18m x 1.98m)

Garage

23' 6" x 10' 3" (7.16m x 3.12m)



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Particulars for 44 Petty Croft, Broomfield, Chelmsford, CM1 7FS

Outside

To the front of the house is a landscaped garden and private driveway to side offering off street parking for several vehicles. This leads to the extra length garage which has power and light connected and courtesy door to garden. The generous sized rear garden commences with a patio area with the remainder laid to lawn all neatly enclosed with timber fence panels.

Location

The property is positioned within approximately three miles north of Chelmsford city centre and within close proximity to the local amenities of Broomfield. Little and Great Waltham with their excellent pre and primary schooling, various pubs, and a well-stocked village store/post office are also nearby. Additionally, there are some lovely countryside local walks to be had. There is also a regular bus service leading to the city centre, outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling including Chelmer Valley High School, Chelmsford County High and King Edwards, restaurants and shopping facilities with a mainline railway station serving London Liverpool Street with an approximate journey time of thirty-five minutes.

Important information

Council Tax Band - F

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

Tenure - Freehold

EPC rating - B

Our ref - 55854JG

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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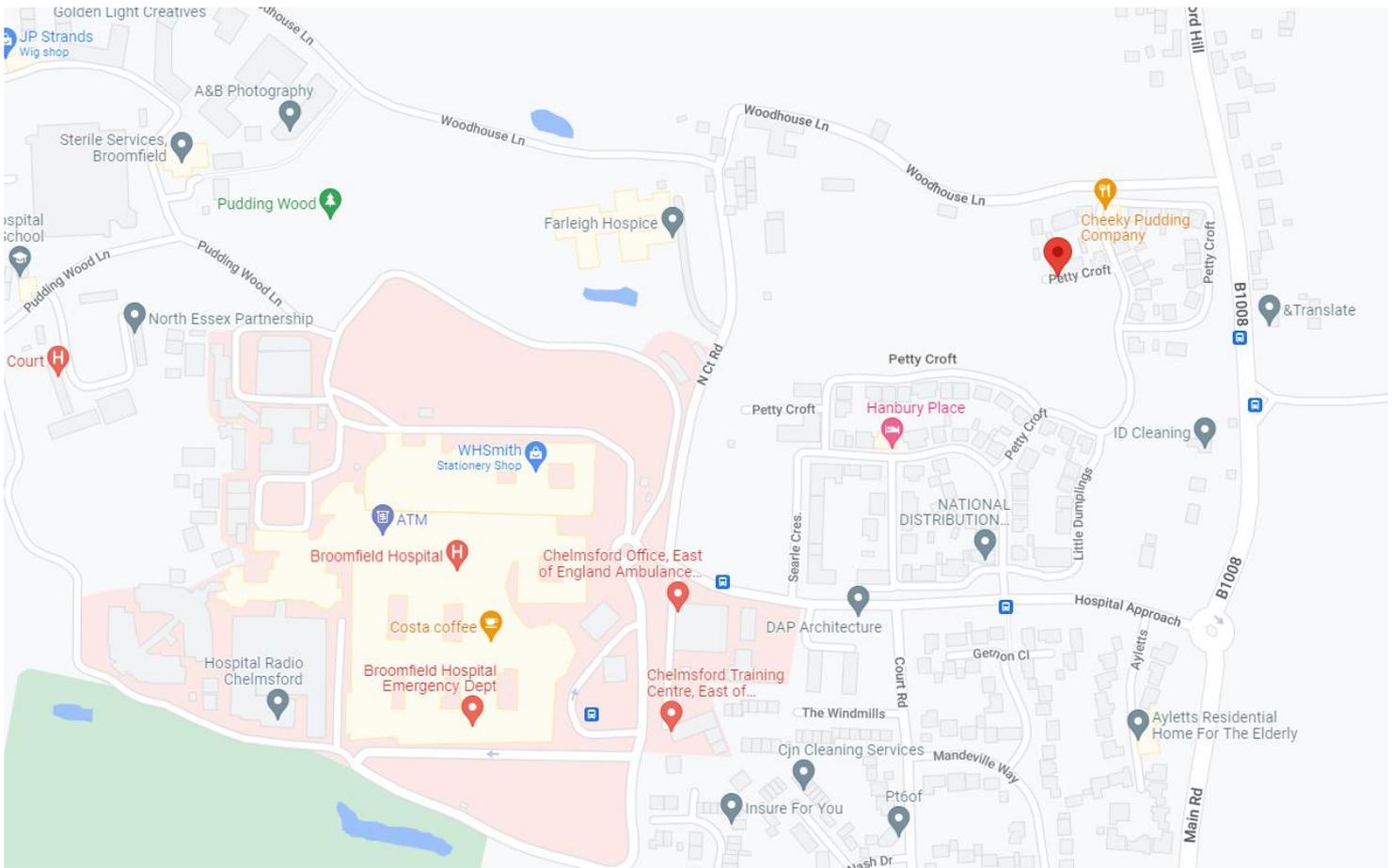
Viewing

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Directions

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