

7 Roughtons, Chelmsford, Essex CM2 8PE



Freehold
Offers over
£550,000

Subject to contract

5 bedrooms,
3 reception rooms
and 2 bathrooms



Some details

General information

Guide price £550,000-£575,000

A substantial, extended five-bedroom, double bay fronted semi-detached family house including a spacious private rear garden and useful garage, ideally positioned within sought-after Galleywood.

Offering excellent proportions throughout, to the ground floor the property consists of a welcoming porch, entrance hallway, WC/cloakroom, kitchen/breakfast room, two spacious lounges and a formal dining room with sliding doors leading to garden. The second floor provides five bedrooms (master with ensuite) all of which run off the spacious landing. Furthermore, there is a generous sized family bathroom.

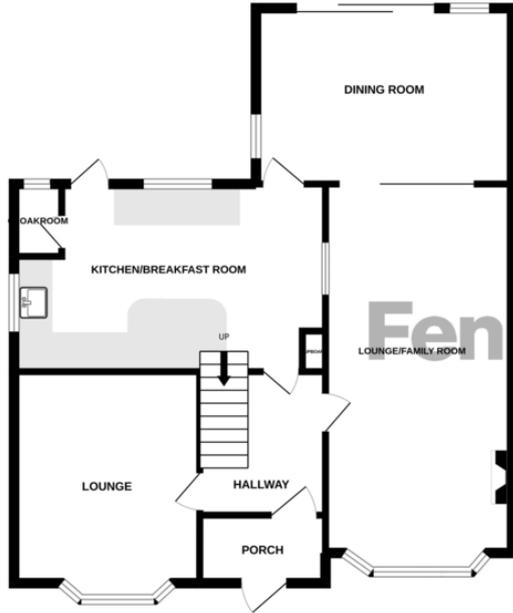
To the ground floor the generous sized porch opens on to the welcoming entrance hall providing access to both lounges and kitchen as well as stairs leading to first floor landing. The first lounge is positioned to the front of the house and is a spacious room with bay window and recently fitted Baxi boiler. Opposite is the large family room with an attractive newly fitted electric fire complimented by another bay window to front aspect. This leads to the formal dining room with sliding doors opening on to garden. Also to rear is the well-equipped kitchen offering a range of new Wren shaker ash matt grey base and eye level units, premium work-surfaces, stainless steel sink with mixer tap, space for range oven with stainless steel overhead extractor, space and plumbing for washing machine, space and plumbing for dishwasher, inset spotlights and tiled flooring. Offset is a convenient cloakroom with low-level WC and wash hand basin.

The first floor provides five bedrooms all positioned off the spacious landing with the views from the front rooms all overlooking established greenery. The main bedroom to front also benefits from built-in wardrobes as well as a useful ensuite including corner shower cubicle, low level WC and wash hand basin. There is also a generous sized family bathroom including three-piece white suite comprising of panel enclosed bath, low level WC and wash hand basin.



A substantial, extended five-bedroom, double bay fronted semi-detached family house ideally positioned within sought-after Galleywood.

GROUND FLOOR



1ST FLOOR



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Kitchen

19' 9" x 13' (6.02m x 3.96m)

Lounge

14' 10" x 11' 1" (4.52m x 3.38m)

Sitting room / Family room

24' 2" x 10' 8" (7.37m x 3.25m)

Dining room

13' 5" x 11' 6" (4.09m x 3.51m)

Bedroom one

13' 1" x 10' 6" max (3.99m x 3.2m)

Bedroom two

12' 8" x 10' 2" (3.86m x 3.1m)

Bedroom three

11' 6" x 9' 3" (3.51m x 2.82m)

Bedroom four

11' 2" x 7' 8" (3.4m x 2.34m)

Bedroom five

9' 4" max x 6' 5" (2.84m x 1.96m)



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Particulars for 7 Roughtons, Chelmsford, CM2 8PE

Outside

There is a spacious private rear garden commencing with a paved patio area with the rest mainly laid to lawn offering flower borders, shrubs and trees enclosed with timber fencing. A courtesy door offers access to a useful single garage. To the front of the house is a private block paved driveway providing off street parking for several vehicles as well as a side gate

Location

Roughtons is handily placed for local shops, Pubs, the Library, Primary Schools and bus services, and is within easy driving distance of Chelmsford City Centre and mainline train station (journey time into London Liverpool Street approximately 35 minutes) and the A12.

Galleywood is also home to highly regarded Chelmer Park offering a wide range of sporting activities as well as picturesque Galleywood Common, the perfect location to while away weekend afternoons. Chelmsford itself offers some of the most highly regarded Primary and Secondary schools in the country, the vibrant City centre also providing comprehensive shopping facilities.

Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property (not tested)

Tenure - Freehold

EPC rating - D

Our ref - 25994JG

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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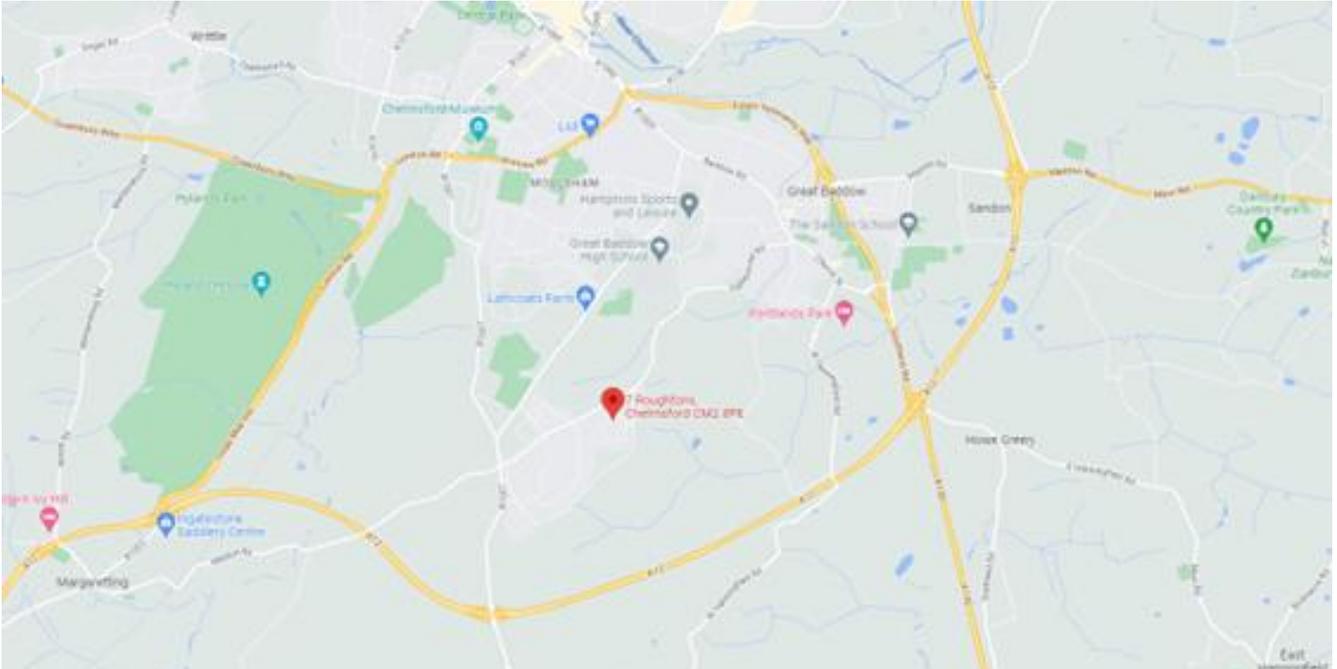
Viewing

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Directions

Sat Nav CM2 8PE

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