



EH

EXQUISITE
HOME

WELL CONNECTED

The city of Chelmsford in Essex is known all over the world as “the birthplace of radio.” In 1899, electrical engineer Guglielmo Marconi opened the world’s first “wireless” factory in what was then a small town. Twenty one years later, he made the first ever sound broadcast in the UK and in 1922, began broadcasting for entertainment. His two stations, 2MT and 2LO were directly involved in the creation of the BBC. Chelmsford’s main church became a cathedral in 1914 and it gained city status in 2012. Evidence of human settlement has been found going back to as far as Neolithic and Bronze Age times. It was occupied by the Romans and became an important centre of trade and commerce. Modern Chelmsford is a mecca for commuters, only a thirty minute journey into Central London via the Great Eastern Main Line and with regular fast trains running south into London Liverpool Street and north to Colchester, Ipswich and Norwich. The A12 and A414 connect the city to London and other parts of the country, as does the A130. It is only a half hour’s drive from Stansted and Heathrow, Gatwick, City, Luton and Southend airports are all within easy reach.





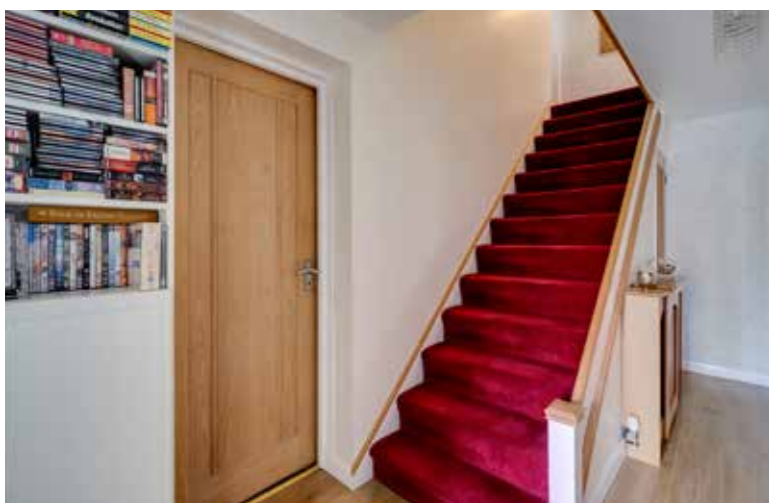
To the south of the city on the Tile Kiln development is this stunning semi-detached much-extended and improved family house. Built in 1962 as a large semi on a generous plot, the present owner bought it in 1990 and over the past ten years has completely gutted and reconfigured it. Adding an integral garage, utility room, fourth bedroom and two smart garden buildings, the house has also been completely redecorated to a very high standard. Chelmer Park and Galleywood Common are within easy walking distance of the house and there are regular buses into the town centre. Just up the road, there is a nursery school, primary school, a pub, shop, hairdresser and Indian and Chinese restaurants.

The porch leads on to the front door and thence to the light-filled hall with useful cloakroom. To the right, the cosy sitting room has attractive feature wallpaper and is decorated in a neutral palette. A set of double doors open into the L-shaped open plan dining room and kitchen. The wooden floored dining room is flooded with natural light from the French doors opening out on to the garden. There is plenty of room for a dining room table and chairs and the owners have wonderful memories of the many parties they have enjoyed here. The sleek, elegant kitchen is a perfect example of the marriage of practicality and good design. High gloss lacquered cream units, Silestone black quartz worktops, an external curve, breakfast bar, an integrated dishwasher, fridge freezer, AEG fan-assisted self-cleaning oven and microwave combi, plinth drawers, a dual zone induction hob and extractor hood plus large amounts of storage make this an absolutely perfect space for cooking and entertaining. The utility room has a sink, plumbing for a washing machine and plenty of extra preparation and storage space. The integrated garage is fitted out with shelves and a workbench, has power, light and several sockets and makes an ideal workshop.

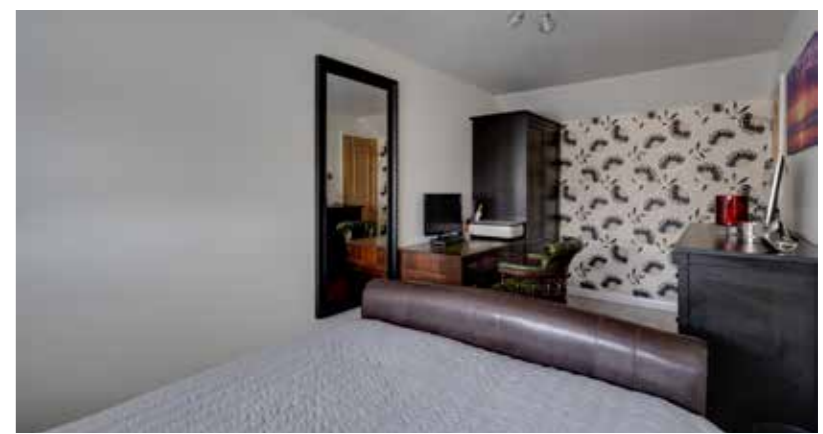
The staircase rises up to the landing which is decorated in a pretty vine leaf pattern wallpaper. Four bedrooms and the four-piece family bathroom can be found here, the latter with a walk-in shower, bath with hand-held shower attachment over and a square countertop basin. The principal bedroom benefits from oak mirrored sliding door built in wardrobes with plenty of hanging space. This room is beautifully decorated, as is the entire house. The second bedroom also has mirrored built-in wardrobes and has a feature wallpapered wall. The third and fourth bedrooms both have views to the front of the property.



Beautifully Appointed

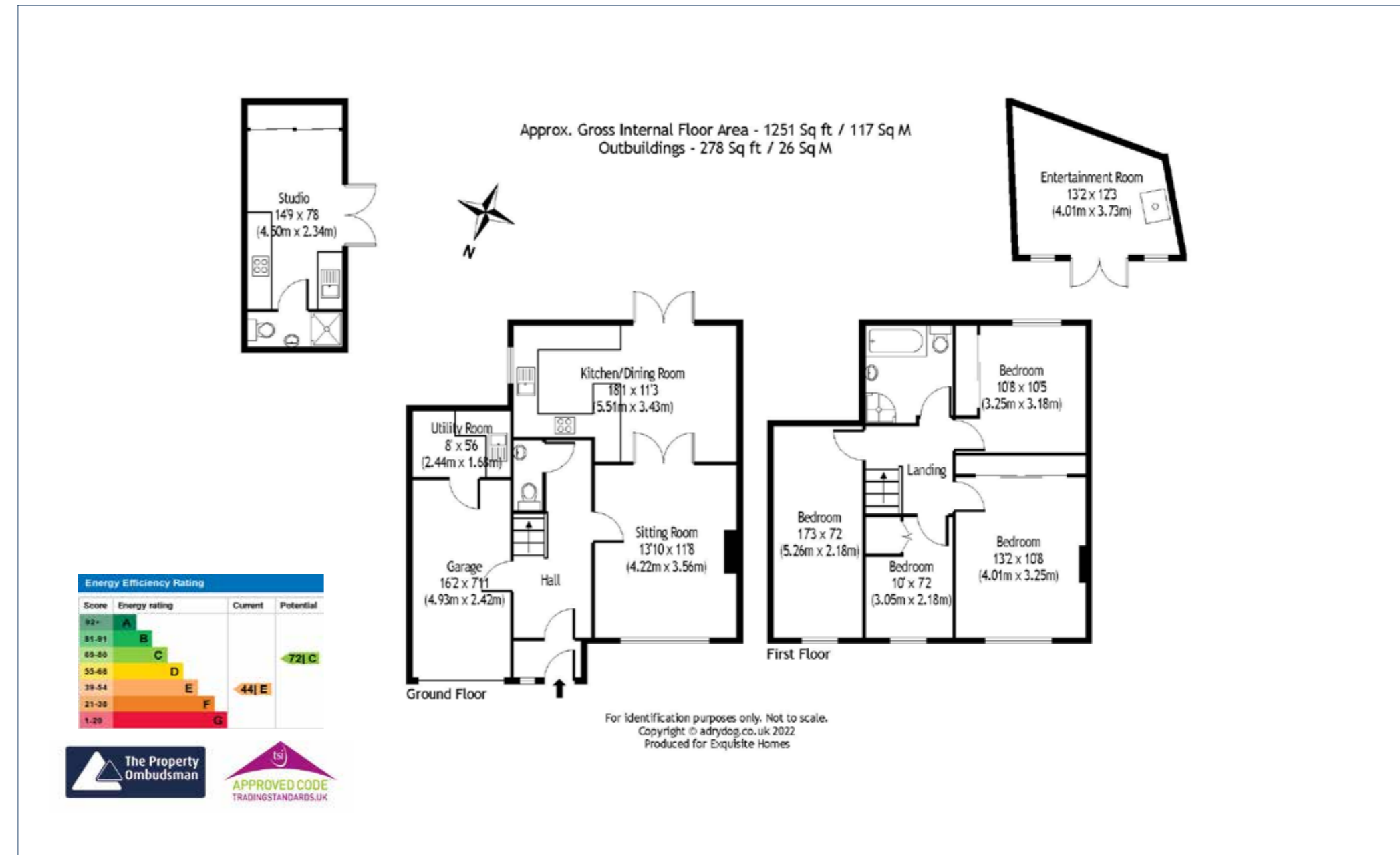


"The family have wonderful memories of entertaining here..."



LOCATION

The rear garden is block paved and ideal for container gardening. The owners have converted the original garage into a studio with kitchenette, shower room, bedroom and reception area. It has built-in wardrobes, ceiling speakers, good internet connection and a kitchen with a self-cleaning oven, microwave combi, Zanussi fridge freezer and 4 ring induction hob with angle black glass extractor hood. It has been redecorated this year. With the correct permission in place, it could be used as an Airbnb or holiday let, or a home office or accommodation for a live in nanny. The entertainment room has a log burner, built-in bar and good internet connection. The owners use it when friends come over, enjoying a barbecue under the gazebo, playing music and taking advantage of the extra space. It would make an ideal teenage hangout and provides valuable extra space. With an immaculate interior, plenty of off-street parking, proximity to local amenities and excellent transport links, this sparkling, beautifully designed home is an absolute gem.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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