



Rignals Lane, Galleywood, Chelmsford, CM2 8QT
Guide Price £650,000 to £675,000 Freehold



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- FOUR BEDROOM DETACHED HOUSE
- VIEWS ACROSS FIELDS TO THE FRONT
- THREE RECEPTION ROOMS
- CONSERVATORY
- UTILITY AND CLOAKROOM WC
- PARKING FOR SEVERAL VEHICLES
- GARDENS FRONT AND REAR
- GARAGE
- USEFUL LOFT SPACE/ROOM
- EASY ACCESS TO A12 & CHELMSFORD

GENERAL DESCRIPTION Set well back off the road with views across countryside to the front, is this substantial four bedroom detached house, which has been improved and cared for, hence presented in very good order.

The property offers entrance hall with storage, dual aspect lounge with fireplace opening to sitting room which leads to the conservatory. There is a separate dining room with period fireplace, fitted kitchen with walk in pantry, a utility room and cloakroom wc.

Upstairs the main bedroom is dual aspect and benefits from fitted wardrobes, and there are three other bedrooms. There is a four piece bathroom with shower and free standing bath. From the landing a staircase leads to a useful loft room, which has scope to convert to an additional room subject to planning and building regs approval.

Outside to the front is a large frontage with fenced off seating/ entertaining area, with timber clad out building/ summer house, as well as a patio seating area behind the garage. The shingle driveway provides parking for several vehicles. To the rear, there is a garden with raised patio seating area, central lawn, flower and shrub borders and a timber shed that may remain.



The property is situated in the Village of Galleywood, with 175 acres of nature reserve and woodland, as well as Chelmer Park close by offering sporting facilities.

There are local shops, library, schools, public houses as well as regular bus service to Chelmsford City Centre.

There is easy access to Chelmsford City with its major shopping and leisure facilities as well as mainline railway station to London Liverpool Street.

The property has been improved and well maintained and hence viewing is highly recommended.

ENTRANCE HALL Accessed via composite double glazed front door, under pitched roof storm porch, porcelain tiled flooring, recess suitable for storage, radiator, under stair storage cupboard, door to:

LOUNGE 17' 4" x 11' 4" (5.28m x 3.45m) Dual aspect room with UPVC double glazed windows to the front, and UPVC double glazed French doors opening onto the rear garden, radiator, feature fireplace, wood flooring, coved cornice to smooth plastered ceiling, open to:

SITTING ROOM 11' 4" x 9' 5" (3.45m x 2.87m) With UPVC double glazed French doors opening to the front aspect patio/ seating area, radiator, wood flooring, coved cornice to smooth plastered ceiling, door to:

CONSERVATORY 15' 2" x 10' 3" (4.62m x 3.12m) UPVC double glazed windows set on dwarf brick wall to two aspects, wood panelling to one wall, double glazed French doors opening to the rear garden, porcelain tiled flooring.

DINING ROOM 12' 0" x 10' 4" (3.66m x 3.15m) UPVC double glazed window to front, wonderful feature original period fire place, laminate flooring, radiator, coving to smooth plastered ceiling, door to kitchen:

KITCHEN 16' 2" x 7' 9" max (4.93m x 2.36m) With UPVC double glazed window to rear and also to the side, the rest fitted with modern white glass fronted eye level and floor standing units, fitted square edge worktop, inset enamel sink and drainer with mixer tap over, space for cooker with tiled brick effect splash back, fitted chimney style extractor fan over, integrated dishwasher. There is a large walk in pantry, with

double glazed window to side, shelving, space for fridge/ freezer, as well as an additional full height storage cupboard.

The flooring is tiled porcelain, door leading to the utility and cloakroom wc.

UTILITY ROOM UPVC double glazed window to rear, fitted worktop with space and plumbing for washing machine beneath, square wash hand basin set on vanity unit with storage under, porcelain tiled flooring, door to rear garden and door to cloakroom wc:

CLOAKROOM WC UPVC double glazed window to side, close coupled wc, porcelain tiled flooring
LANDING Spacious landing with glass balustrade with solid wood rail, access to all first floor rooms, as well as stairs to loft room.

MAIN BEDROOM 17' 5" x 9' 6" (5.31m x 2.9m) + door recess Dual aspect spacious room with views across fields to the front, UPVC double glazed windows to front and rear, fitted wardrobes with over bed storage as well as additional pair of fitted wardrobes, two radiators, space for dressing table, deep door recess.



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FAMILY BATHROOM 9' 8" x 7' 9" (2.95m x 2.36m)
UPVC double glazed window to rear, spacious bathroom with four piece suite comprising free standing claw footed bath with telephone style mixer/ shower tap, large walk in shower with fixed glass screen, wash hand basin set on vanity unit with storage beneath, close coupled wc, full height storage/ airing cupboard.

BEDROOM TWO 13' 2" x 11' 10" (4.01m x 3.61m)
UPVC double glazed window to front, with far reaching views across fields, feature fire place with ornamental log burner, radiator.

BEDROOM THREE 8' 4" x 8' 3" (2.54m x 2.51m) UPVC double glazed window to rear, radiator.

BEDROOM FOUR 14' 8" x 5' 4" (4.47m x 1.63m) UPVC double glazed window to front with far reaching views over fields, built in triple wardrobe cupboards, radiator. This room is currently being used as an office/ study.

LOFT ROOM This additional useful room is accessed via a stair case from the first floor landing, and has Velux window to rear, and is carpeted. Ideal for hobby room etc. Scope to convert to an additional room / bedroom with planning/ building regs approval.

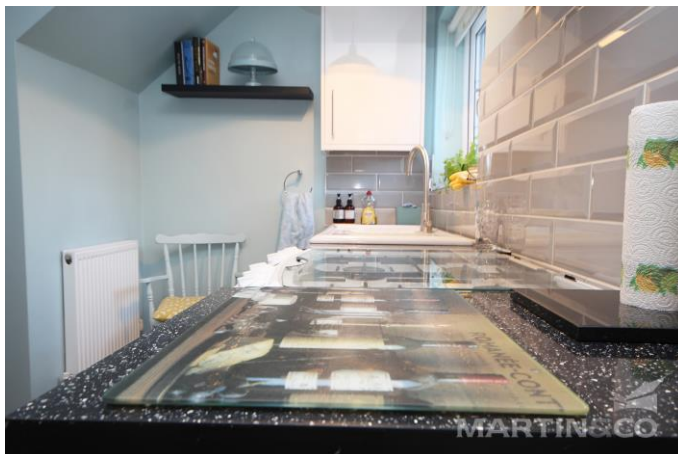


FRONT GARDEN & DRIVEWAY The property is set well back off the road with long shingle driveway, fenced private seating area with covered arbor paved seating area, central lawn, shingle and paved areas surrounding, with flower and shrub beds, substantial timber clad outbuilding/summer house, and BBQ area. There is additional patio and seating area behind the garage in front of the French doors from the sitting room. The driveway provides parking for several vehicles and ideal for motor home or large vehicle, there is outside security lighting. There is timber gated side access to the rear garden as well as access to the main front door under the pitched roof storm porch. Access to the garage.

GARAGE There is a timber clad garage with up and over door as well as side door and double glazed window.

REAR GARDEN The rear garden has patio area across the rear of the property which steps up to a main patio seating area, with shrub and flower borders, timber shed (may remain subject to negotiation), central lawn area, with shrub and flower beds around the periphery, access to the front via timber gated side access.

EPC Value C

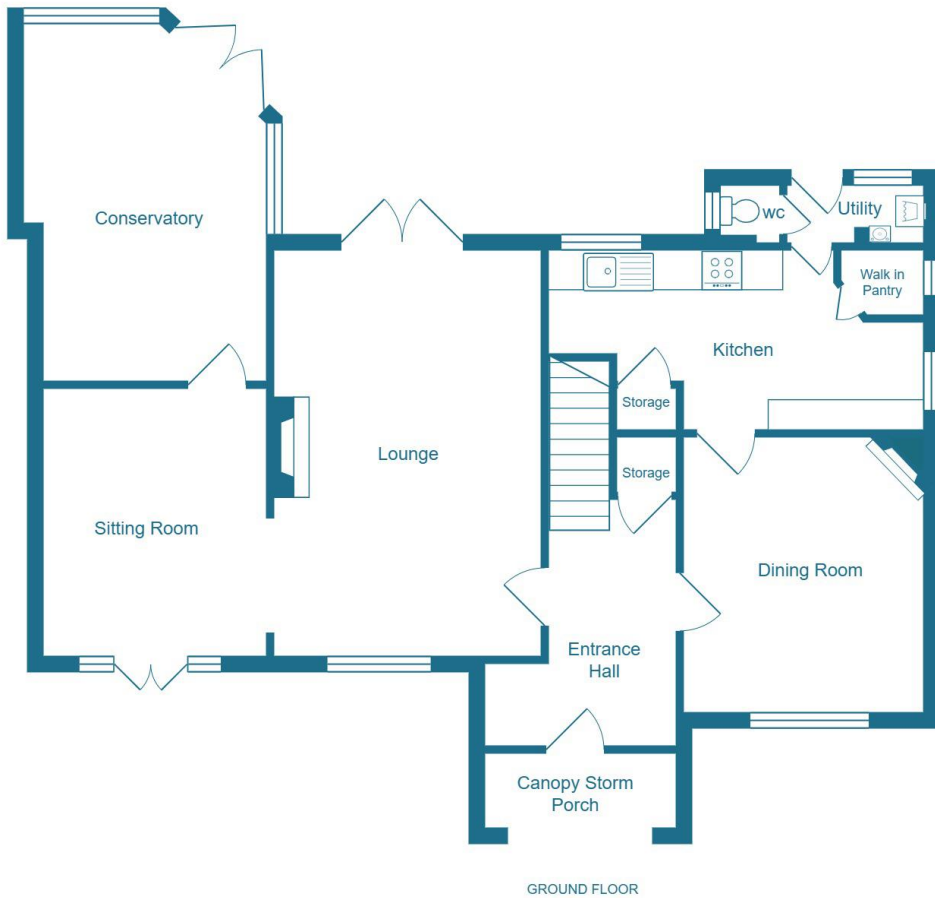




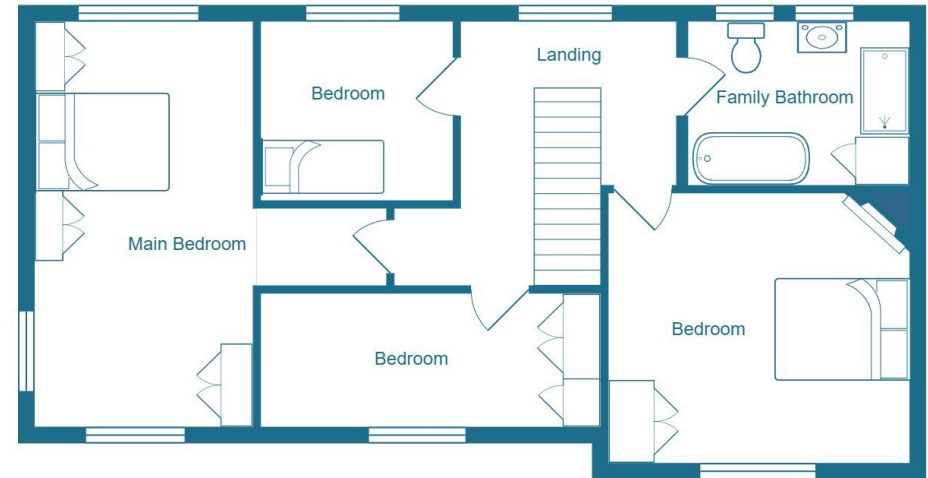








GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for display purposes only.



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