

FOR SALE



Barbrook Way, Bicknacre
Offers In Region Of £540,000


MARTIN&CO

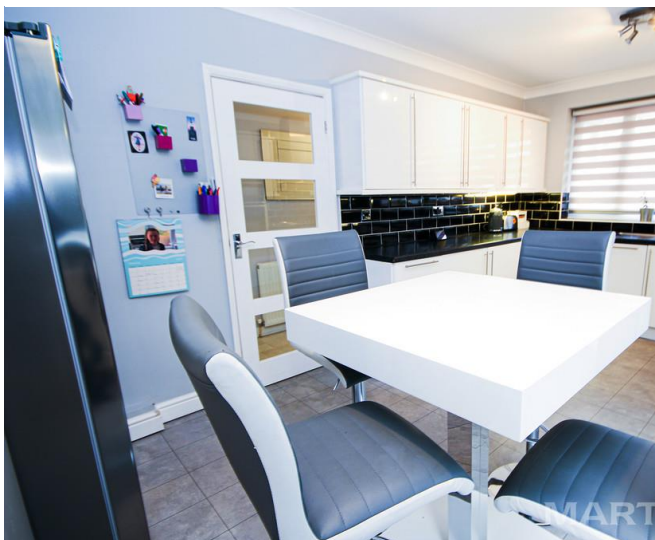


Barbrook Way, Bicknacre

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- EXTENDED DETACHED HOUSE
- VIEWS OVER FIELDS TO REAR
- VAULTED CEILING MAIN BEDROOM
- REFITTED KITCHEN/BREAKFAST ROOM
- SEPARATE DINING ROOM
- SOUTHERLY REAR GARDEN
- GARAGE AND PARKING

GENERAL DESCRIPTION A FOUR bedroom, EXTENDED property, well presented with good sized SOUTHERLY aspect rear garden over looking fields and countryside beyond. The property offers spacious entrance hall, refitted kitchen / breakfast room, separate lounge and dining rooms as well as a conservatory/ garden room. There is also a useful utility cupboard and ground floor cloakroom wc. Upstairs are four good sized bedrooms, the main bedroom with a wonderful vaulted ceiling as well as an ensuite , and fabulous views to the rear over the garden and the fields beyond. To the front is a single garage and driveway for off road parking. Bicknacre village offers schooling as well as Jesters preschool, local shops, public houses and church. The village is surrounded by country side with plenty of walks and bridleways to choose from. The village of Danbury is just a few minutes away with many additional facilities. Chelmsford City is easy accessed by car, or by bus, and offers major facilities as well as a railway line to London Liverpool Street. Viewing is highly recommended to appreciate what this property has on offer.



ENTRANCE PORCH Accessed via composite double glazed door, with double UPVC double glazed windows to front and side, tiled flooring, door to:

ENTRANCE HALL Long entrance hall, radiator, access to the utility cupboard, smooth plastered ceiling, door to:

CLOAKROOM WC UPVC double glazed window to side, close coupled wc, wash hand basin, laminate flooring, smooth plastered ceiling

UTILITY CUPBOARD Useful utility cupboard with space and plumbing for washing machine, space for storage, door to Garage.

KITCHEN/BREAKFAST ROOM 17' 3" x 10' 4" (5.26m x 3.15m) UPVC double glazed window to front and to side, the rest refitted with modern eyelevel and floorstanding units, inset one and a half bowl sink unit with mixer over, fitted worktops with gas hob with stainless steel chimney style extractor over, electric oven and grill, integrated dishwasher, space for large fridge freezer, coving to smooth plastered ceiling.

LOUNGE 17' 10" x 11' 5" (5.44m x 3.48m) With UPVC double glazed French doors to rear over looking the garden, feature fire place with inset electric fire, laminate oak effect wood flooring, radiator, coving to smooth plastered ceiling, glazed double doors opening to:

DINING ROOM 11' 1" x 10' 5" (3.38m x 3.18m) With Bi folding doors opening to the conservatory room, radiator, laminate oak wood effect flooring, coving to smooth plastered ceiling, glazed double doors to the lounge.

CONSERVATORY 12' 9" x 10' 3" (3.89m x 3.12m) With UPVC double glazed French doors opening to rear garden with double glazed windows to three aspects, glass roof with self cleaning glazing, vinyl tiled effect flooring, trunking in the wall housing Sky cabling, facility for wall mounting tv, tile effect laminate flooring

LANDING Access to loft which is 3/4 boarded and insulated , and has light and power sockets connected.



The loft houses the gas fired new system boiler & water cylinder tank connected to hive system

MAIN BEDROOM 14' 3" x 11' 4" + 3'8" recess (4.34m x 3.45m) Lovely room with vaulted ceiling and views over the rear garden and fields beyond, with UPVC double glazed windows to the rear, two Velux roof windows, range of wardrobe cupboards which we are advised will remain, radiator, coving to smooth plastered ceiling, door to:

ENSUITE UPVC double glazed window to side, enclosed shower with electric wall mounted shower, wash hand basin set on vanity unit, close coupled wc, chrome effect ladder towel radiator, extractor fan.

BEDROOM TWO 14' 2" x 11' 2" (4.32m x 3.4m) UPVC double glazed window to front, radiator, coving to smooth plastered ceiling

BEDROOM THREE 10' 8" x 8' 11" (3.25m x 2.72m)

UPVC double glazed window to front, built in wardrobe and built in cupboard, radiator, textured ceiling.

BEDROOM FOUR 10' 9" x 8' 2" (3.28m x 2.49m) UPVC double glazed window to rear, radiator, laminate wood flooring, coving to textured ceiling.

FAMILY BATHROOM WC 9' 1" x 7' 7" (2.77m x 2.31m) Two UPVC double glazed windows to side, panel enclosed bath, large shower with power shower and glass door screen, wash hand basin set on Vanity unit, wc with concealed cistern, smooth plastered ceiling with inset downlights.

GARAGE With personal door from utility room, and single up and over door from driveway, power and light connected and currently tumble drier connected. Currently there is a small work bench and also space for additional freezer and fridge.

FRONT GARDEN AND DRIVEWAY The frontage is

block paved providing off road parking for up to three cars, as well as providing access to the single garage. There is outside lighting, as well as access to the rear via a timber side access gate.

REAR GARDEN A most salient feature of the property, enjoying a southerly aspect approximately 78ft in depth with fields to the rear. With immediate decking to the house, the mainly laid to lawn, raised beds with railway sleepers, various shrubs and trees. To the rear is a timber shed which may remain. To the rear there are far reaching views across fields which are utilised for grazing.

Down one side of the property is access to the front via a timber gated access.

EPC 62 (D).





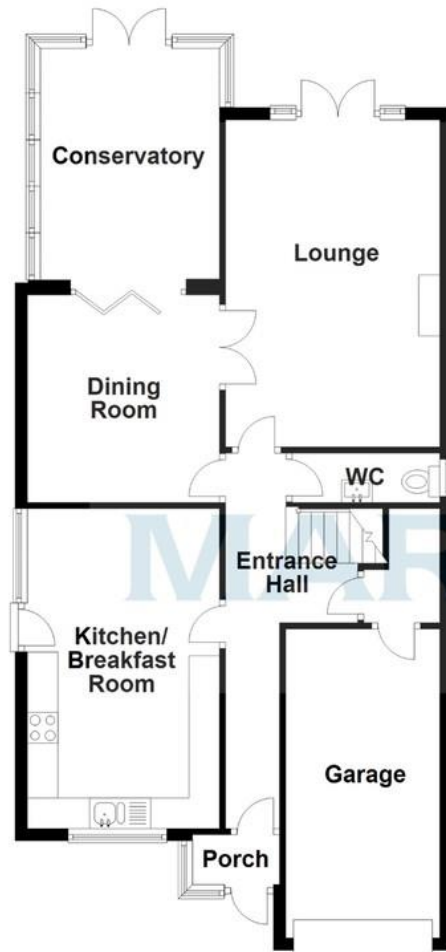




APPROX INTERNAL FLOOR AREA
142 SQ M 1539 SQ FT
EXCLUDING GARAGE

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes & compass bearings
before making any decisions reliant upon them.
Martin & Co

Ground Floor



First Floor



Martin & Co Danbury

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