

Petty Croft, Broomfield, Chelmsford, Essex, CM1 7FQ



Freehold

Guide Price

£525,000-

£550,000

Subject to contract

4 bedrooms,
1 reception room
and 3 bathrooms



Some details

General information

Guide Price £525,000 - £550,000

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

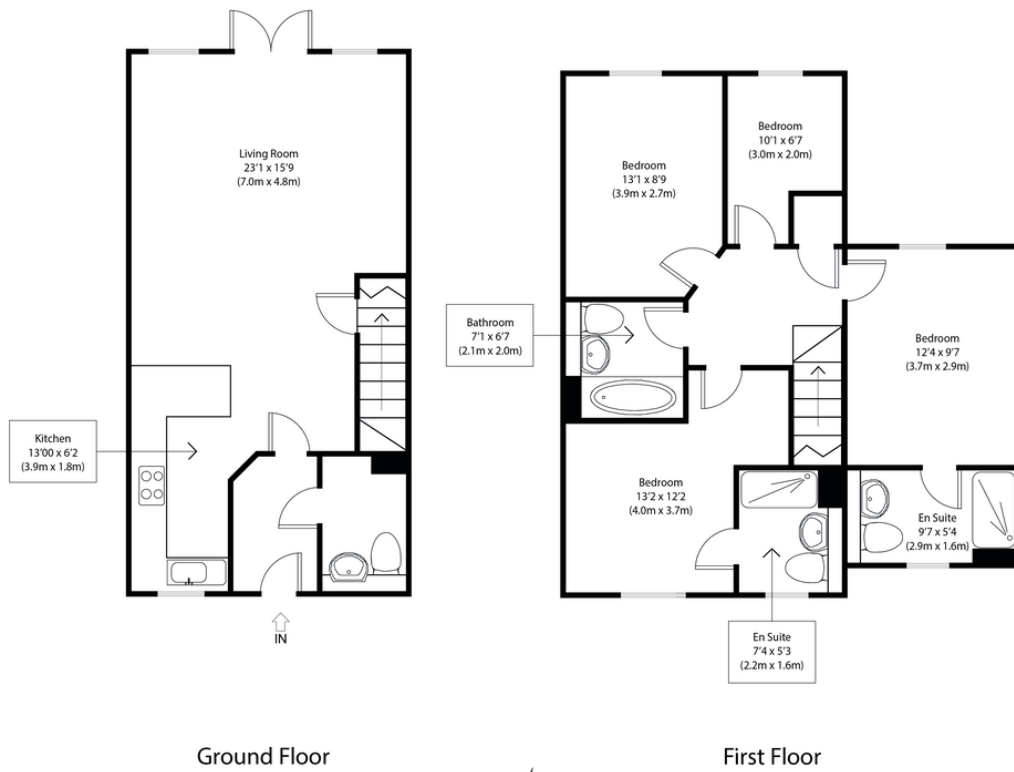
To the ground floor the property consists of a welcoming entrance hall, cloakroom and an impressive open-plan kitchen/reception room. The first floor provides four bedrooms (two of which have en-suites) all running off the spacious landing. Furthermore, there is a generous sized family bathroom.

The main front door provides access to the welcoming entrance hall providing access to both the cloakroom and open plan kitchen/reception room. The cloakroom contains a low-level WC and wash hand basin. Offset is the spacious open plan kitchen/reception room very much the hub of the property, offering a range of base and eye level units, work-surfaces, built-in oven, gas hob with overhead extractor hood, breakfast bar, integrated dishwasher, integral fridge/freezer, washing machine neatly stowed in under stairs cupboard, Amtico flooring, stairs leading to the first floor landing 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 to the front has the added benefit of an en suite bathroom including fully tiled shower cubicle, low level WC and suspended wash hand basin. Bedroom two (also to the front) benefits from another shower cubicle, low level WC and wash hand basin. There is also a generous sized family bathroom including panel enclosed bath, wash hand basin with open shelf beneath, low-level WC and heated towel rail.



A substantial four bedroom modern semi-detached family home providing contemporary living, generous sized garden and carport.



Approximate Gross Internal Area
1215 sq ft (113 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.gghphotos.co.uk



Hallway

Cloakroom

Living room

23' 1" x 15' 9" (7.04m x 4.8m)

Kitchen

13' 0" x 6' 2" (3.96m x 1.88m)

Bedroom one

13' 2" x 12' 2" (4.01m x 3.71m)

Ensuite

Bedroom two

12' 4" x 9' 7" (3.76m x 2.77m)

Ensuite

Bedroom three

13' 1" x 8' 9" (3.99m x 2.67m)

Bedroom four

10' 1" x 6' 7" (3.07m x 2.01m)



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Particulars for 83 Petty Croft, Broomfield, Chelmsford, Essex, CM1 7FQ

Bathroom

Location

The property is positioned approximately 3 miles north of Chelmsford city centre and within 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, towns and 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 35 minutes.

Outside

To the front of the house are neatly kept borders containing shrubbery overlooking swathes of open space and woodland directly opposite. There is a carport to the side with additional space behind providing off street parking for another two vehicles as well as access to the private rear garden.

The rear garden commences with an attractive decked area with the remainder laid to lawn all neatly enclosed with timber fence panels and red brick walling.

Important information

Council Tax Band - E

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

Tenure - Freehold

EPC rating - B

Our ref - 57486 JG

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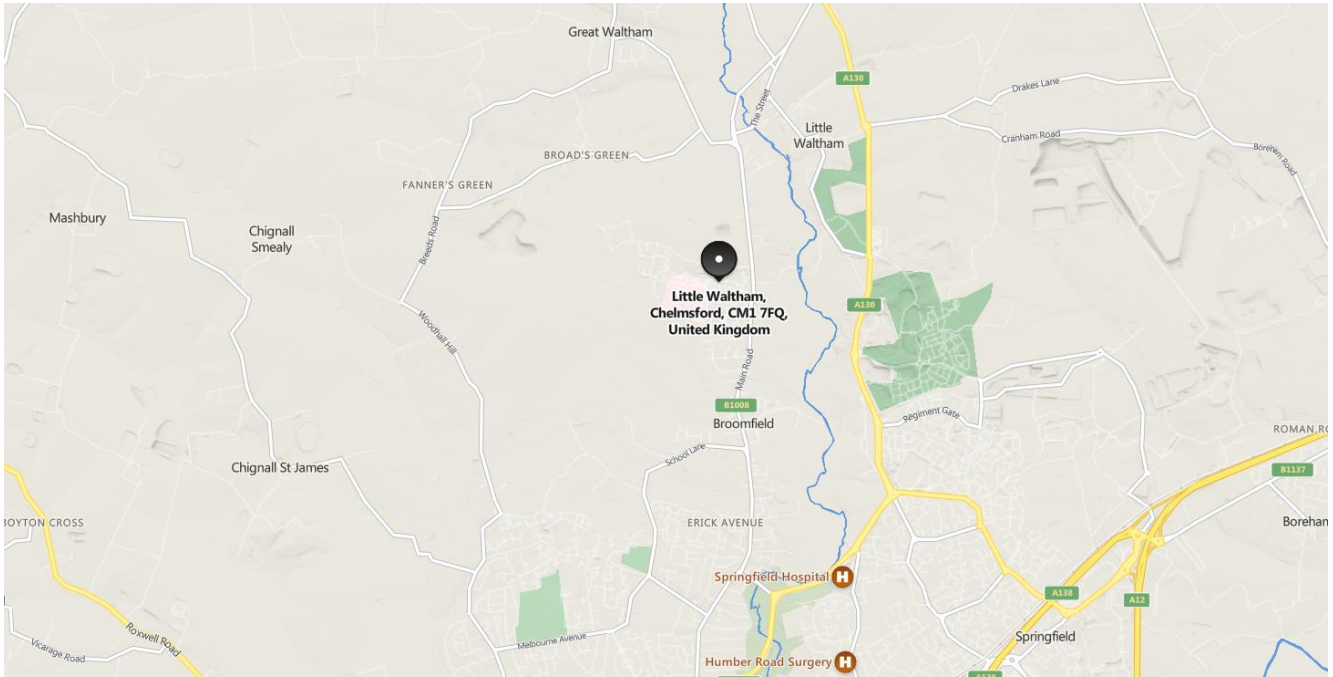
Further information

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

To make an appointment to view this property please call us on 01245 292 100.



Directions

Satnav postcode CM1 7FQ

To find out more or book a viewing

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