



Moor Hall Lane, Chelmsford, CM3 4ER
Guide Price £925,000 to £955,000 Freehold



Moor Hall Lane, Danbury

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- Detached Bungalow
- Approximately 1/3 Acre Plot
- Sought After Location
- Large Driveway and Double Garage
- Main Bedroom with Doors to Garden
- Wonderful Orangery overlooking Garden
- Well Maintained and Secluded Rear Garden
- Out Buildings and Summer House
- Presented in excellent order

GENERAL DESCRIPTION Experience the charm of this exceptional detached bungalow, boasting three/four bedrooms, ideally situated on a desirable lane on the outskirts of Danbury village. Set on a generous plot of approximately 1/3 acre, this property offers an abundance of features and a tranquil atmosphere. Internally there is a spacious entrance hall, four bedrooms with the main bedroom benefitting from an ensuite and french doors to the garden, one bedroom is currently used as an office. There is a fitted kitchen with appliances, dining room open to spacious living room with Morso wood burner with an impressive orangery to the rear.

To the front you'll be greeted by a spacious driveway that easily accommodates multiple cars or larger vehicles. There is a front lawn beautifully shielded from the road by hedges, providing a sense of privacy.

To the rear is a well maintained secluded garden, with a range of trees and shrubs, seating areas, outbuildings, summer house and impressive water feature, allotment area and greenhouse overlooking fields to the rear.



The Village of Danbury host many facilities including Co-op, Tesco express, medical centre, dentist, veterinary surgery, Sports Centre, Churches, and a choice of Public Houses, coffee shop and hairdressers., and nearby golf courses. There is also a choice of sought after schooling.

Danbury is surrounded by woodland providing opportunities for walking, biking, fishing (River Chelmer close by), and provides easy access (including a park and ride) to Chelmsford City with its major shopping and leisure facilities, as well as a mainline station to London Liverpool Street.

The property is presented in excellent order, and ideal for someone to just move in to and enjoy.

HALLWAY 5' 11" x 13' 3" (1.8m x 4.04m) + 11' 7" x 7' 2" (3.53m x 2.18m) + 10' 6" x 3' 4" (3.2m x 1.02m) Step inside via the double glazed composite front door with full length double glazed side light windows, you'll be welcomed by a spacious T-shaped entrance hallway with three radiators, wall mounted heating thermostat control, natural daylight tube and downlighters inset into

the ceiling, door to:
OFFICE/BEDROOM FOUR 6' 9" x 9' 9" (2.06m x 2.97m) With double glazed window to the front aspect, tall built in cupboard, radiator, downlighters inset to ceiling. This room has the versatility to use as a bedroom or currently as an office/study.

BEDROOM THREE 12' 8" x 10' 2" (3.86m x 3.1m) With double glazed window to front aspect, built in full height pair of double wardrobe cupboards, radiator, inset downlighters to ceiling, door to:

BATHROOM 9' 0" x 6' 2" (2.74m x 1.88m) Jack and Jill bathroom with door to bedroom as well as door to hallway, fully fitted with enclosed panel bath with shower over incorporating rain head shower, with blue LED mood lighting, wall mounted controls, extractor, glass screen, wall mounted chrome ladder style towel rail, wash hand basin set on vanity unit with storage below, and wall mounted storage above, wall mounted mirror with downlighters, concealed cistern wc, fully tiled walls and tiled flooring.

KITCHEN 11' 1" x 16' 6" (3.38m x 5.03m) With double glazed window overlooking the front aspect and double glazed window to side, the fully fitted kitchen is equipped with an abundance of fitted wall mounted and floor standing storage units including glazed display unit, and built in wine rack, extensive fitted worktop space, complete with a convenient breakfast bar area. Included appliances are a built-in cooker with inset new NEFF hob with extractor over, undercounter fridge and undercounter freezer, wine drinks cooler, and a sink unit with a filter tap, integrated dishwasher and space and plumbing for a washing machine and tumble drier. Adjacent to the breakfast bar are recessed cupboards housing the unvented pressurized water system tank, oil fired boiler and recently installed water softener. There is a radiator, and wall mounted tv connection. From here there is access to the side of the property via a double glazed door, to a sheltered seating area and side access.



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DINING AREA 8' 1" x 9' 10" (2.46m x 3m) Accessed from the hallway, with double glazed window to rear, radiator, inset downlighters to ceiling and open to living room.

LIVING ROOM AREA 19' 9" x 13' 11" (6.02m x 4.24m) With two access doors to the hallway and open to the dining room a spacious living room with a cosy Morso log burner, radiator, double glazed window to side, inset downlighters to ceiling, and wide opening seamlessly connecting the living room to a fabulous orangery.

ORANGERY 15' 11" x 11' 11" (4.85m x 3.63m) A fabulous light and airy room, with double glazed windows and doors opening to the rear garden with wonderful views across the garden, impressive glass lantern roof, tiled flooring, two radiators, so the room can be used all year round, open to the living room.

BEDROOM ONE 10' 3" x 13' 3" (3.12m x 4.04m) A lovely main bedroom with double glazed French doors opening onto a decked seating area over looking the garden, perfect for enjoying a morning tea or coffee, oak wood flooring, fitted wardrobes along the entrance recess, radiator, door to:



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ENSUITE 5' 9" x 7' 9" (1.75m x 2.36m) With frosted glass, double glazed window to rear, the rest fitted with enclosed shower with rainfall shower head, extractor, glass screen doors, wall hung square wash hand basin with storage beneath, wall mirror with backlight, close coupled wc, tall chrome ladder style towel radiator, fully tiled walls, and flooring.

BEDROOM TWO 14' 1" x 9' 10" (4.29m x 3m) With double glazed window to rear aspect with garden views, radiator, currently with free standing wardrobes and chest of drawers.

INNER LOBBY 6' 2" x 3' 0" (1.88m x 0.91m) Useful space connecting the hall to the garage, ideal coat/boot room, recess for coat and shoe storage, tiles flooring, door and step down to the double garage.

GARAGE 17' 0" x 15' 11" (5.18m x 4.85m) Double garage, with power and light connected, single wide electrically operated up and over door, butler sink to

rear, and currently has large fridge freezer and tumble drier in place, door into inner lobby.

FRONTAGE AND DRIVEWAY The impressive frontage comprises a large wide driveway laid to crushed granite, with picket fence bordering a lawn expanse with mature trees and hedging screening from the lane. To one corner is a rockery with a range of plants including an array of ferns, adjacent is an arch with grape vine, toward the property to one side is a fenced area with trellis and climbing plants, where there are two oil tanks and a covered log store. There is access via an arched door to a secluded and tranquil seating area with access to the rear garden and kitchen. Access is provided to the double garage via a double width electrically operated front door, and access to the property main entrance door.

REAR GARDEN The rear garden stands out as a prominent feature of this property, offering utmost seclusion.

With its expansive lawn, striking pyramid slate hand-built water feature with lighting, and shrub beds showcasing a variety of shrubs and plants including magnificent Japanese Maples, the garden exudes tranquillity. Towards the rear of the garden you'll find a screened decked seating area and several individual timber sheds with power and light, as well as a fenced storage area. Adjacent is an allotment area with raised railway sleeper beds and green house, with fields beyond. Moreover, there is a charming timber summer house measuring 16'6" x 9'8", complete with a decked veranda, power, and light connections. This versatile space can serve as a studio, office, games room, or even a garden bar, providing an excellent venue for entertaining. Externally there are five water butts, three external water taps, and several external power sockets.

For a moment of serenity, take a stroll down the side of the property to discover a sheltered and secluded sitting area adjacent to the kitchen. This quaint spot provides a peaceful sheltered retreat for relaxation while enjoying a cup of coffee or a refreshing beverage in a peaceful ambience.









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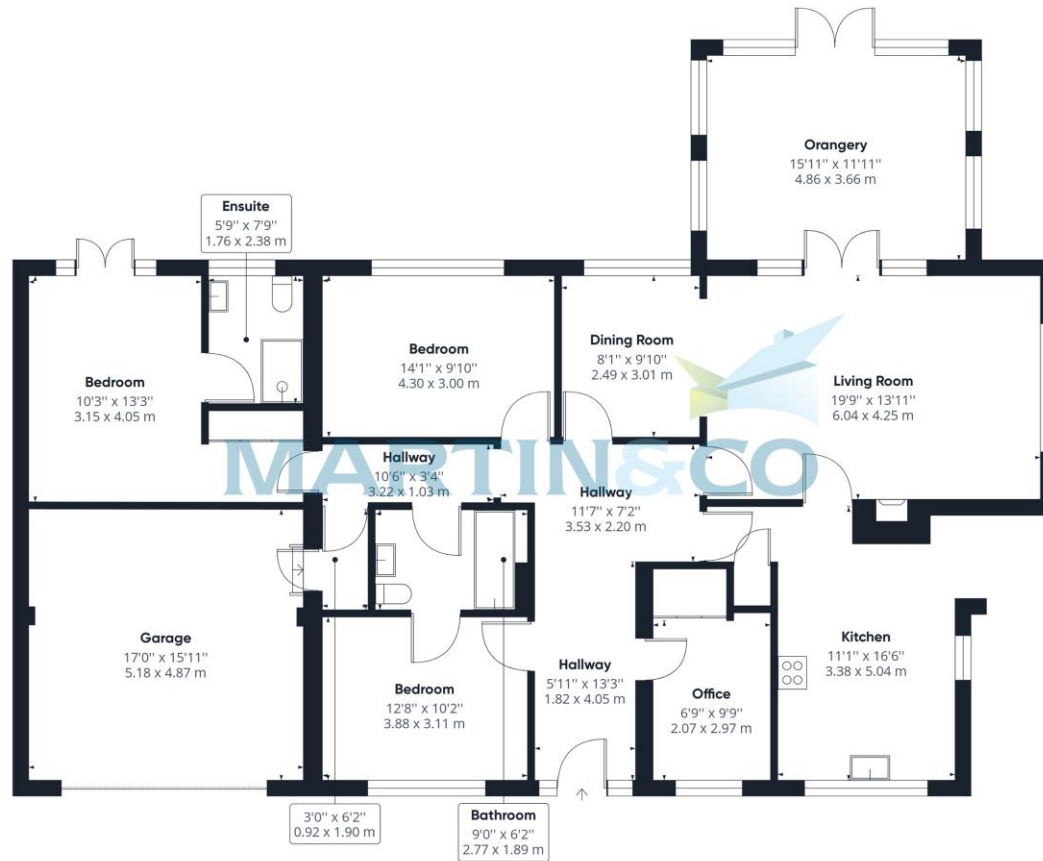
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
1733.05 ft²
161.01 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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