

Chignal Road | Chelmsford | Essex | CMI 4SS



Beresfords are pleased to present this detached character property offering views over open countryside to the rear. Combining character features with modern living, the property offers flexible living with three double bedrooms with en-suite to master, two reception rooms and a large kitchen/breakfast room, as well as providing off street parking on two driveways and a garage. The property is situated 2 miles from Chelmsford City Centre and mainline railway station.

Property ID: 319223. EPC E.

Beresfords



- Detached Character Property
- Three/Four Double Bedrooms
- Two/Three Reception Rooms
- Cottage Style Kitchen
- En-Suite To Master
- Impressive Family Bathroom
- Garage & Off Street Parking
- Countryside Views

Freehold

£600,000



Entrance door to:

Entrance Porch: Single leaded light window to front aspect, tiled floor, door to:

Entrance Hall: Wooden flooring throughout, doors to lounge, study, kitchen and ground floor cloakroom.

Ground Floor Cloakroom: Obscure window to rear aspect, fitted with a white suite comprising low level w/c, pedestal wash hand basin, tiled floor, radiator (potential to create a ground floor shower room)

Lounge (19'4 x 9'11) Secondary glazed stained glass window to rear aspect, patio doors to garden, radiator, centre piece open brick fire place with inset fuel burner, exposed beams to ceiling.

Study/Bedroom 4 (10'8 > 7'7 x 9'7) Secondary glazed window to front aspect, secondary glazed window to front and rear aspects, radiator.

Kitchen (13'2 x 11'6) Stained glass window to front and rear aspects, door to rear lobby, fitted with a range of base level units with wooden work surfaces, inset butler sink and mixer tap over, space for dishwasher and washing machine, further island unit with granite work surface, inset double range style cooker to brick chimney, radiator, exposed beams to ceiling, wooden flooring, access either side of the chimney to the dining area.

Dining Area (12'3 x 10'9) Doors opening on to rear garden, stained glass windows to front, rear and side aspects, radiator, exposed beams to ceiling, wooden style wood flooring.

Inner Lobby: Window to rear aspect, door to garden, stone flooring.

From the entrance hall stairs rise to:

First Floor Landing: Windows to rear and side aspects, doors to bedrooms and bathroom, loft access hatch.

Bedroom One (18'3 plus door recess x 10'10 > 7'9 some restricted head height) Window to front and side aspects, radiator, exposed wooden beams, door to:

En-Suite: Fitted with a white suite comprising low level w/c, wall mounted wash hand basin, shower cubicle, tiled floor, tiling to walls.

Bedroom Two (12'3 x 12'2 > 10'11 some restricted head height) window to front and rear aspects, exposed wooden beams, radiator.

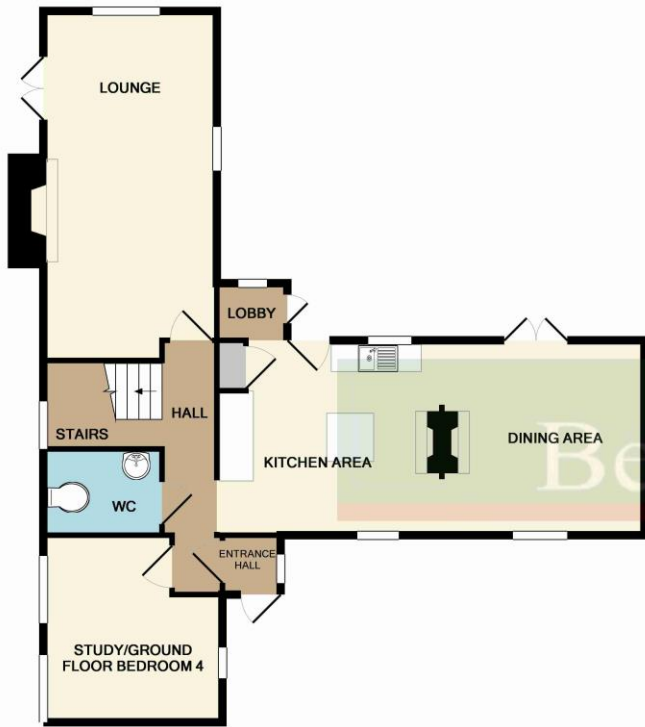
Bedroom Three (13'1 x 10'3 some restricted head height) Windows to rear and side aspects, radiator, built in cupboard.

Family Bathroom (11'0 x 9'3) Window to front aspect, fitted with a rolled edge claw foot freestanding bathtub with mixer tap and hand held shower attachment, high level w/c, wash hand basin inset to wooden stand with cupboard below, separate one and a half width shower cubicle, tiled floor, cast iron radiator, inset spotlights to ceiling, airing cupboard, exposed beams.

Frontage: The house is approached via a gate and path to the front door, the remainder of the front garden is laid to flower beds and shrubs with mature hedging to the front boundary. There are driveways to either side of the property one leading to the garage with off street parking in front, the other providing off street parking.

Rear Garden: The rear garden commences from the kitchen with a decked area with balsaustrading, steps down to a kitchen garden with vegetable beds and shed, this leads around to the rear of the property with lawned areas opening out a further formal garden area with mature shrubs and flower beds. The views to the rear are over open countryside.

Garage: Up and over door to front.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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