

Waterson Vale, Chelmsford, Essex, CM2 9GG



Freehold
Guide Price

£675,000

Subject to contract

5 bedrooms
4 reception rooms
3 bathrooms



Some details

Situated down a quiet residential turning is this beautifully presented family home. Accommodation is set over three floors and offers a bright and airy flow throughout. To the ground floor there are three reception rooms, cloakroom and a further stunning kitchen, utility and family room. To the first floor are three double bedrooms, family bathroom and an en-suite to the master bedroom. To the second floor are a further two double bedrooms served by a shower room. Externally there is off road parking for several cars and access to a garage. To the rear is an established garden extending to approximately just over 70ft.

The property is approached from the front into a bright and welcoming entrance hall, access is provided to the principal reception rooms, cloakroom, storage cupboards and stairs rising to the first floor. To the front of the property are two reception rooms with built-in storage cupboards and feature delightful bay windows to the front aspect. To the rear of the property is a delightful living room which is of a good size and features a feature fireplace and French doors leading out to the rear patio area. The remainder of the ground floor accommodation is completed by an impressive kitchen, utility and family room. The kitchen has been fitted with a range of bespoke units with work surfaces over, inset sink, integrated appliances include a Bosch dishwasher and microwave with space for further appliances. From the kitchen there is access to the utility room with a storage cupboard, work units with space for appliances and an inset sink. The kitchen provides side access and opens into an impressive family room with a vaulted ceiling and a glazed elevation to the rear with bi-folding doors opening into the rear garden, providing an ideal space for entertaining.

To the first floor a good size landing provides access to three double bedrooms. Bedrooms 2 and 3 benefit from fitted wardrobes and are served by a modern family bathroom comprising, a low level wc, wash hand basin and a panelled bath. The spacious master bedroom runs the length of the house and is served by a modern en-suite shower room, comprising, a low level wc, wash hand basin and double shower cubicle.



An immaculately presented family home situated in a small mews development in the popular location of Waterson Vale. Chelmsford's city centre is situated within close proximity, with its wide array of shopping facilities and mainline train station.



GROUND FLOOR
APPROX. FLOOR
AREA 519 SQ. FT.
(85.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 652 SQ. FT.
(60.6 SQ. M.)



GARAGE
APPROX. FLOOR
AREA 146 SQ. FT.
(13.6 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 521 SQ. FT.
(48.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 2240 SQ. FT. (208.1 SQ. M.)

While 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 misstatement. 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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The master bedroom also enjoys a walk-in wardrobe.

Stairs rising to the second floor lead to another landing which provides access to two further double bedrooms benefiting from a range of fitted wardrobes and furniture. Bedrooms 4 and 5 are served by a modern shower room comprising, a low level wc, wash hand basin and a shower cubicle.

Entrance hall

not measured

Reception room

11' 4" x 8' 8" (3.45m x 2.64m)

Kitchen

13' 11" x 10' 7" (4.24m x 3.23m)

Family room

15' 10" x 14' 4" (4.83m x 4.37m)

Utility room

10' 2" x 4' 9" (3.1m x 1.45m)

Living room

16' 11" x 11' 11" (5.16m x 3.63m)

Study

8' 9" x 8' 8" (2.67m x 2.64m)

Cloakroom

not measured



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First floor landing

Bedroom one

14' 11" x 11' 11" (4.55m x 3.63m)

Dressing room

7' 10" x 6' 3" (2.39m x 1.91m)

Ensuite

not measured

Bedroom two

10' 8" x 9' 7" (3.25m x 2.92m)

Bedroom three

10' 8" x 9' 5" (3.25m x 2.87m)

Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

Second floor landing

Bedroom four/study

14' 5" x 12' 2" (4.39m x 3.71m)

Bedroom five

14' 5" x 10' 10" (4.39m x 3.3m)

Bathroom

7' 3" x 6' 10" (2.21m x 2.08m)

Garage

17' 6" x 8' 6" (5.33m x 2.59m)

The outside

The property is located in a quiet mews style setting and enjoys block paved off road parking for several vehicles to the front with access to a garage. To the rear of the property is a good size, sheltered garden measuring in excess of 70ft which features a range of mature, established trees and shrubs, there is an extensive patio area and the remainder is mainly laid to lawn.

Where?

The property is set back from the road in an attractive modern mews. Chelmsford city centre is situated within close proximity and offers an extensive range of shopping and recreational facilities along with a wide variety of cafes and restaurants. Educational facilities are well catered for with Chelmsford's Grammar Schools and Great Baddow High School a short distance. As well as the High School the area offers Baddow Hall Infant and Junior Schools. For the commuter, Chelmsford's mainline station is within close proximity providing a frequent service to London Liverpool St. (approximate journey time 35 minutes).

By road the property is conveniently located with direct access in to Chelmsford, the A12 (London-Ipswich bound) and A130.

Important information

Council Tax Band - G

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

Tenure - Freehold

EPC rating - D

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

The property is located along Waterson Vale, postcode CM2 9GG, for full directions, please contact a member of the sales team on tel 01245 292100.

To find out more or book a viewing

01245 292 100

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