



2 Augustine Way, Bicknacre , Essex CM3 4ET  
£650,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

PRESENTED TO A VERY HIGH ORDER IS THIS STUNNING EXTENDED FAMILY HOME located within the favoured village of Bicknacre and just one mile from Danbury. Bicknacre affords local shops and amenities along with it's own primary school, just a couple of minutes walk away. Accommodation includes four double bedrooms, an en-suite shower room and a family bathroom to the first floor. On the ground floor there is an impressive reception hall, lounge, dining room, conservatory and a truly wonderful kitchen/breakfast room with high specification appliances and quartz worktops. There is also a utility room and a shower room/wc in a wet room style. Externally along with parking for 3/4 cars, there is a double garage and an approximate 80' rear garden. Chelmsford, the A12 & A130 are easily accessed by car and there is also an excellent bus service to schools and surrounding areas. Overall this property offers superb high quality family living. Energy rating C.

FIRST FLOOR

**Master Bedroom 15'10 x 9'9 (4.83m x 2.97m)**  
Window to rear, radiator with feature cover, cupboard housing hot water cylinder, door to:

**En-Suite Shower Room/wc**  
Obscure glazed window to front, radiator. Three piece suite comprising quadrant shower cubicle, wc, ceramic wash hand basin set onto high gloss white storage unit, part tiled walls, shaver point and extracotr fan.

**Bedroom Two 11'10 x 11'9 (3.61m x 3.58m)**  
Window to rear, radiator with feature cover, double built-in storage cupboard.

**Bedroom Three 11'6 x 10'3 (3.51m x 3.12m)**  
Window to front, radiator with feature cover.

**Baedroom Four 11'10 x 10' (3.61m x 3.05m)**  
Window to rear, radiator.

**Family Bathroom/wc**  
Obscure glazed window to front, ladder radiator. Three piece suite comprising panelled bath with shower unit over, wc, wash hand basin set onto storage unit, part tiled walls, extractor fan and tiled floor.

**Landing**  
Large feature arch top window to front, access to roof space, stairs to:

GROUND FLOOR

**Reception Hall 16'8 x 8'5 (5.08m x 2.57m)**  
An impressive light and airy reception room with doors off to most rooms. Fully glazed entrance door with matching side window, window to front, under stairs storage cupboard, radiator with feature cover, tiled floor which continues through to the kitchen and utility room,.

**Shower Room/wc**  
In at wet room style. Circular window to front. Shower cubicle with Grohe shower unit, floor drain and glass splash panels. Wash hand basin, wc, tiled floor and tiled walls.

**Lounge 22' x 13' max (6.71m x 3.96m max)**  
Actual size 22' x 13'>11'4. Two fully glazed double casement doors to conservatory, radiator with feature cover, woodburner with granite hearth. Double doors to dining room.

**Conservatory 19'3 x 9'9 (5.87m x 2.97m)**  
Brick base and upvc double glazed construction, two radiators, tiled floor, double doors to rear garden.

**Dining Room 16'8 x 9'9 (5.08m x 2.97m)**  
Window to side and rear, radiator with feature cover, double doors to lounge.

**Kitchen/Breakfast Room 16'8 x 11'8 (5.08m x 3.56m)**  
A wonderful light and spacious kitchen superb for the growing family. Window to front and feature Velux skylight window. Fully fitted and commencing with a one and half bowl sink unit set into extensive grey quartz work surfaces with matching peninsula breakfast bar. Comprehensive range of white high gloss handleless base and wall units with drawer pack and saucepan drawer packs. Two built-in Neff ovens with the latest 'Slide and Hide' feature as seen in the 'Great British Bake-off', also 2 x large matching Neff warming drawers. Neff induction hob with Neff extractor hood above. Integrated dishwasher, space for large fridge/freezer. Tiled floor, door to:

**Utility Room 10'8 x 5'7 (3.25m x 1.70m)**  
Part glazed door to rear and window to rear, radiator. Sink unit set into laminate work surfaces, fitted high gloss white base and wall units. Cupboard housing gas fired boiler fuelling hot water and central heating, space for washing machine, tumble dryer and further dishwasher, tiled floor.

EXTERIOR

**Front**  
Lawn area with mature trees and hedge, brick driveway providing parking for three/four cars leading to garage. Access along both sides of house to rear garden.

**Double Garage**  
Up and over door, window to side, power and light connected, water tap, personal door to:

**Rear Garden approx 80' (approx 24.38m)**  
Patio area either side of conservatory leading to lawn garden. large wooden deck area, various trees and shrubs, fencing to boundaries, timber storage shed.

**Agents Note**  
The house and garage have a security alarm.

**Agents Notes**  
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

