



The Drive, Chelmsford CM3 6AB
£325,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the riverside village of Mayland which has a small parade of shops, two public houses a primary school and doctors surgery. Only 4.7 miles away is Southminster which also offers a rail link to London Liverpool Street for the commuters and an array of shops and restaurants.

This three bedroom house offers a lovely size lounge, kitchen, cloakroom/w/c and a large conservatory and on the first floor three generous size bedrooms and modern fitted bathroom. Externally the property has a very generous rear garden in excess of 65 ft with shed/workshop or office/games room with power and light. To the front there is parking for at least 5/6 cars or space for caravan/camper or boat, leading to the properties own garage. Please note the part integral garage could easily offer an extended kitchen or an additional room(subject to consents required)

Storm porch

Storm entrance porch with down light.

Entrance hallway

Wooden entrance door to a good size hallway which has solid wooden flooring, radiator and door to the cloakroom/w/c.

Cloakroom

Grey wood effect laminate flooring with a smooth plastered ceiling and down lighting, hand wash basin with double vanity cupboard below, close coupled w/c, radiator and a double glazed window to the front.

Lounge

23' x 11'7

This is an excellent size room backing the conservatory with a white fireplace surround and gas flame fire, smooth plastered ceiling with down lighting and radiator. Television point double glazed and door to the rear and wooden effect laminate flooring.

Kitchen

17'8 x 7'8

Smooth plastered ceiling with down lighting and a range of beech effect eye units with under lights and matching base units with inset kick board lighting, drawers and complimentary granite effect work surfaces over. Integrated dish washer and fridge, electric oven to remain with above stainless steel

extractor a one and a half sink. Double glazed window and door to the side.

PLEASE NOTE the garage backs this room and could (subject to consents required) extend the kitchen considerably or indeed make a further reception room.

Conservatory

18'4 x 9'5

This is a great size room and is used all year by the present owners with the added addition of radiator heating, double glazing and television point.

Landing

Loft access and a double glazed window to the front.

Bedroom one

12'3 x 10'9

All the bedrooms are doubles and this has a built in cupboard/wardrobe and plenty of space for free standing wardrobes. Smooth plastered ceiling with down lighting. Radiator and a double glazed window to the rear.

Bedroom two

Again a good size double bedroom with built in eaves storage cupboards, radiator and a double glazed window to the front.

Bedroom three

12'3 x 7'8

Again this room has eaves built in storage cupboards, radiator and a double glazed window to the rear.

Bathroom

A very nicely presented room with smooth plastered ceiling and down lighting, over size bath with center taps, circular sink with vanity surround and double cupboard below, close coupled w/c and a double walk in shower cubicle. Ceramic tiled walls, chrome heated towel rail, expel air and dual double glazed windows to the front.

Rear garden

65 ft

The property has a very good size garden commencing with a decked sun terrace/entertaining area with inset electric lighting, in addition there is also electric lights running from the side to the end of the garden. The main garden is neatly to lawn with close board fencing and to the immediate rear of the

garden a good size shed with power and light which would make an ideal office or games room. Side access via a gate to the front.

Frontage and drive

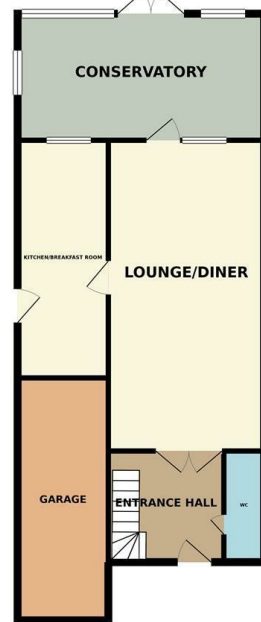
You will see from our photography the property has a very generous frontage and drive for 5/6 cars or more, or space for a caravan/camper or boat. The boundaries are again close board fenced and there are two well stocked planted borders.

Garage

Part integral garage with up and over door, power and light.



GROUND FLOOR 775.77 sq. ft.
(72.07 sq. m.)



1ST FLOOR 471.11 sq. ft.
(43.77 sq. m.)

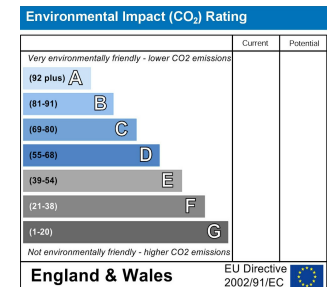
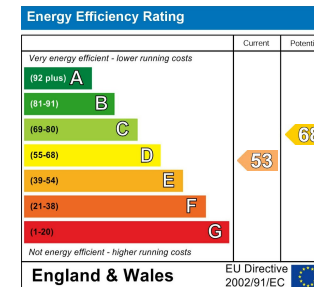


TOTAL FLOOR AREA: 1246.88 sq. ft. (115.84 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the description 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.
Made with Floorplan Studio

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