



Writtle Road  
Chelmsford Essex CM1 3BP  
£815,000



## Writtle Road, Chelmsford, Essex CM1 3BP

A carefully extended and spacious detached family home, located within easy access of Chelmsford City Centre, thriving High Street and highly acclaimed local schooling, having the added advantage of a large garage and detached outbuilding. Set well back from the road with a sweeping driveway, providing parking for several vehicles.

Having been thoughtfully designed by the current owners, the home offers exceptional accommodation centred around a wonderful vaulted kitchen/dining/family room with doors opening on to the gardens. With flexible accommodation throughout the ground floor also offers, a spacious Sitting room with slatted wood ceiling and cast iron radiator, It has a well-appointed bedroom and large wet room together with a separate study/home office with wall to wall storage.

The rear extension, which benefits from underfloor heating has been created with both family living and entertaining in mind. There is an open plan fireplace in the lounge area which sits beside a large dining area and a spacious contemporary gloss and wood grain kitchen, incorporating many deep pan drawers, a large larder cupboard and an impressive central island, all of which have views across the wonderful landscaped gardens.

To the first floor the quality and size of the home continue with three further bedrooms and a family bathroom (with bedroom two currently used as a dressing room). Here the air-conditioned master bedroom spans across the rear of the property with built in wardrobes and eaves storage.

To the exterior of the home the gardens commence with a large paved patio area which wraps around the home and leads to the detached garage. There is a delightful shady oak pergola over the dining area which enjoys views across the gardens before you. A pathway meanders through the gardens, which have been carefully planted with mature specimen shrubs and evergreens providing year round colour and interest where to the rear there two spacious garden sheds, a log store and a large detached outbuilding with lighting and heating, an ideal retreat, home office, gymnasium which provides no end of opportunity.

The property also benefits from underfloor heating in the recent extension, a water softener and kitchen water filter.

A truly well appointed family home which has been carefully designed for modern day living and is situated in such a convenient location. Please call Tania to arrange a professional accompanied viewing.









**ENTRANCE HALL**

**LOUNGE**

14'0 x 12'0 (4.27m x 3.66m)

**OFFICE**

11'8 x 10'0 (3.56m x 3.05m)

**BEDROOM FOUR**

12'0 x 11'11 (3.66m x 3.63m)

**KITCHEN/FAMILY ROOM**

27'9 x 18'7 (8.46m x 5.66m )

**GROUND FLOOR WET  
ROOM**

**STAIRS LEADING TO**

**BEDROOM ONE**

19'4 x 9'7 (5.89m x 2.92m)

**BEDROOM TWO**

11'0 x 10'0 (3.35m x 3.05m)

**BEDROOM THREE**

11'8 x 9'11 (3.56m x 3.02m)

**FAMILY BATHROOM**

**GARAGE**

22'11 x 9'2 (6.99m x 2.79m)

**UTILITY ROOM**

9'2 5'7 (2.79m 1.70m)

**OUTBUILDING/GAMES  
ROOM**

25'7 x 14'0 (7.80m x 4.27m)

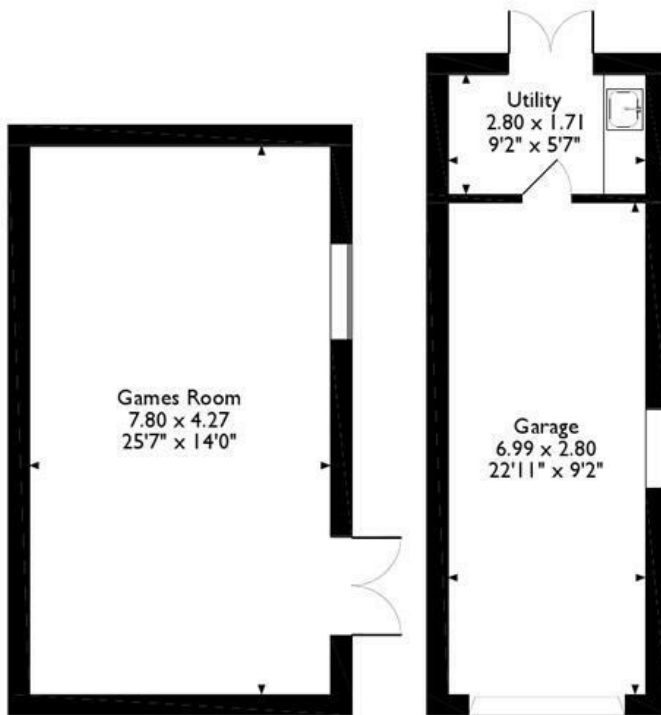




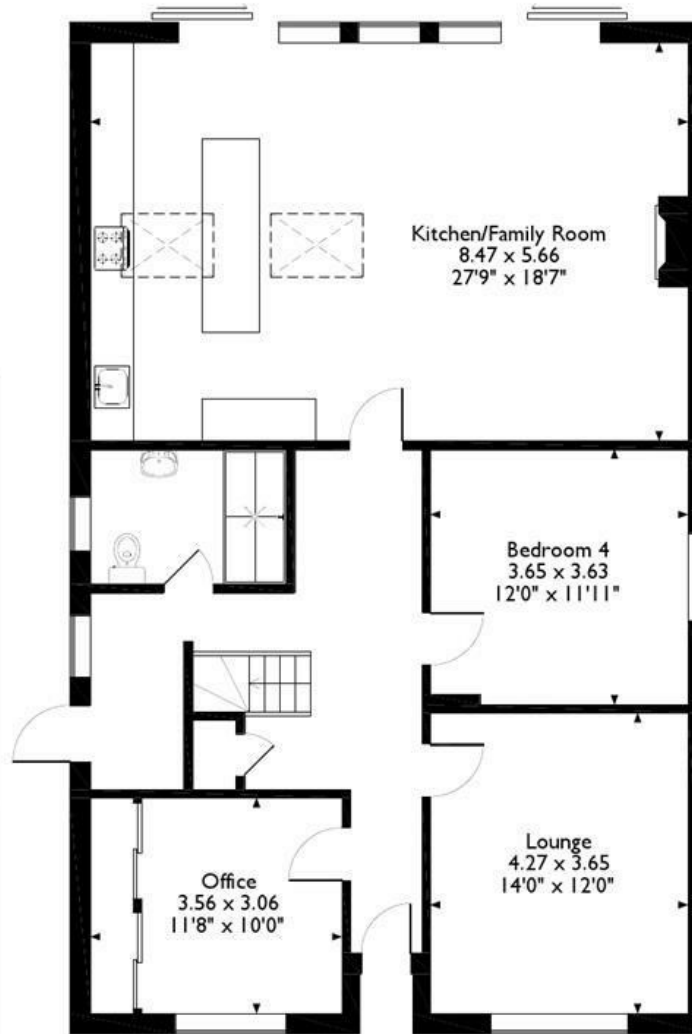




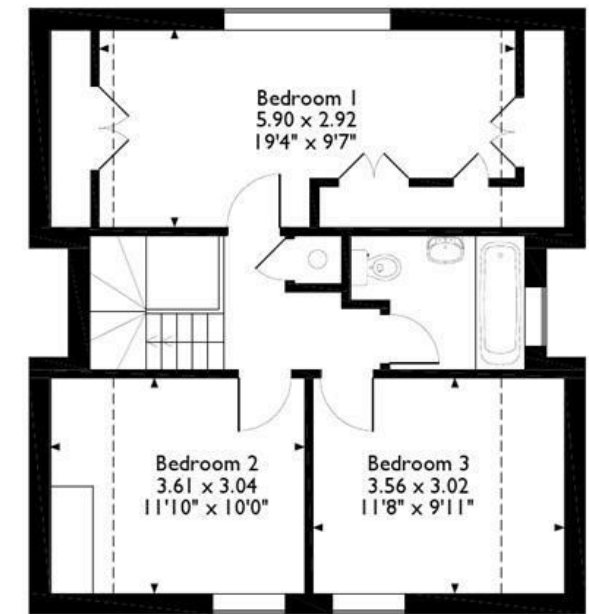
Writtle Road, Chelmsford, Essex  
Approximate Gross Internal Area  
Main House = 160 Sq M/1734 Sq Ft  
Garage = 25 Sq M/266 Sq Ft  
Outbuilding = 33 Sq M/358 Sq Ft



**Outbuilding**



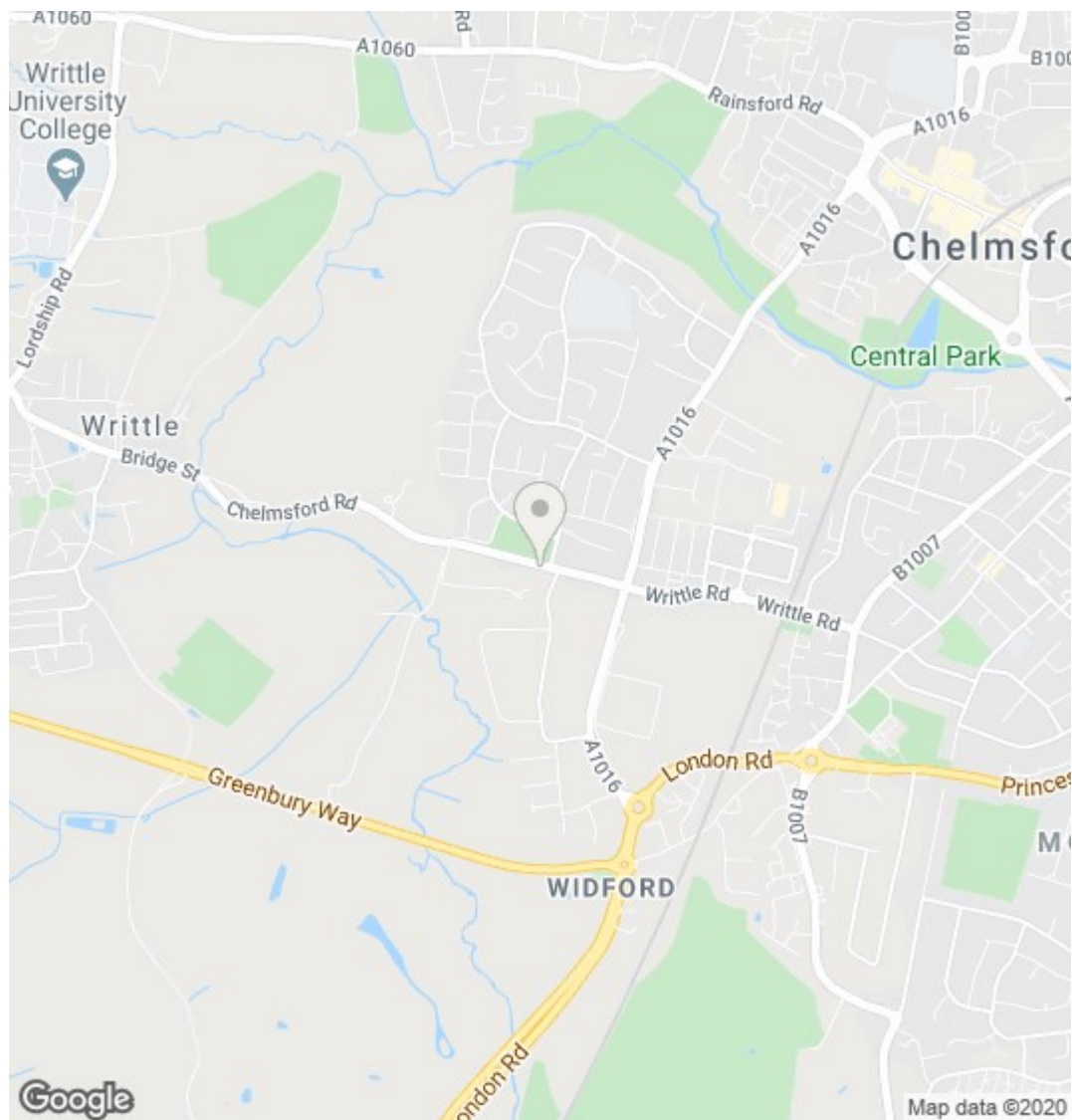
**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	51	80
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	42	76
EU Directive 2002/91/EC		

**PLEASE CALL 01277 355005 TO ARRANGE A VIEWING**

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