

Cartwright Walk, Chelmsford, Essex, CM2 6UJ



Freehold

Asking Price Of

£475,000

Subject to contract

4 bedrooms
2 reception rooms
2 bathrooms



Some details

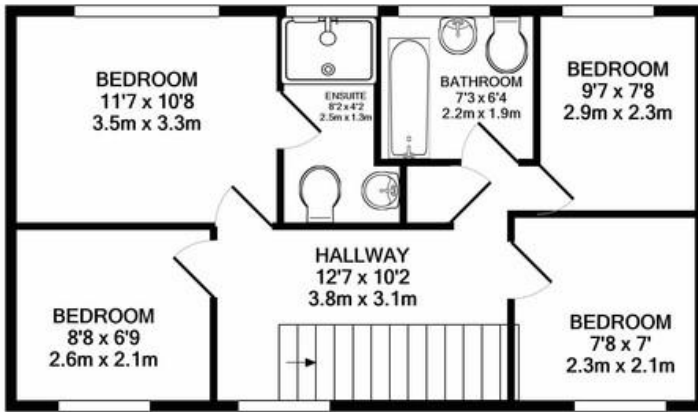
A well-presented four bedroom family home providing two reception rooms, active wildlife garden, home office and integral garage. The property occupies a popular residential turning within the modern development of Chelmer village, 1.6 miles east of Chelmsford city centre, benefiting from excellent transport links and access to a range of educational facilities.

The house has been decorated throughout and provides bright and welcoming accommodation. The property is entered via an entrance hall serving the majority of the ground floor rooms. The hall provides a space for desk or storage purposes and stairs leading to the first floor. The sitting room is a comfortable room which includes a working log burner and window to the rear providing glazed elevations overlooking the attractive garden. The kitchen is positioned to the rear of the house and has been fitted with a range of attractive wooden units comprising inset one and a half bowl ceramic single drainer sink unit with mixer tap, integrated oven with separate gas hob with cooker hood over, integrated fridge/freezer and wall mounted boiler. Door to rear aspect provides external access. Concluding the ground floor accommodation is the cloakroom providing a white suite comprising WC and wall mounted wash hand basin. To the first floor, an attractive landing serves four well-proportioned bedrooms and a family bathroom. The master bedroom enjoys en suite facilities which include WC, wash hand basin and shower enclosure. The family bathroom has been fitted with a white suite comprising panel enclosed bath, fitted shower unit with bi-folding shower screen. There is a WC and pedestal wash hand basin.

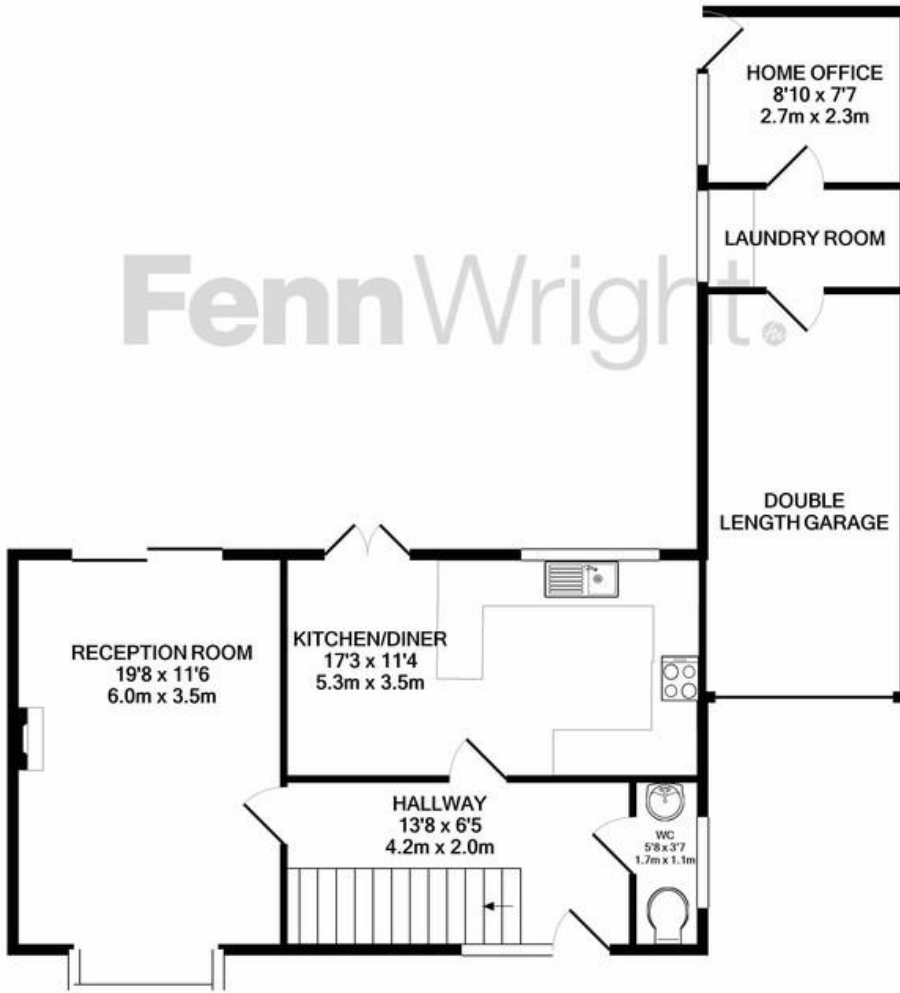
Externally there is a single garage accessed by an up and over door and has light and power connected. To the rear there is a home office and laundry room.



Well-presented four bedroom family home providing en-suite facilities, 2 receptions, active wildlife rear garden and home office. Popular residential area approximately 1.6 mile east of Chelmsford City centre.



1ST FLOOR



GROUND 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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Entrance hall

13' 8" x 6' 5" (4.17m x 1.96m)

Reception room

19' 8" x 11' 6" (5.99m x 3.51m)

Kitchen/dining room

17' 3" x 11' 4" (5.26m x 3.45m)

Laundry room

not measured

WC

5' 8" x 3' 7" (1.73m x 1.09m)

Home office

8' 10" x 7' 7" (2.69m x 2.31m)

First floor landing

12' 7" x 10' 2" (3.84m x 3.1m)

Master bedroom

11' 7" x 10' 8" (3.53m x 3.25m)

Ensuite

8' 2" x 4' 2" (2.49m x 1.27m)

Bedroom two

9' 7" x 7' 8" (2.92m x 2.34m)

Bedroom three

8' 8" x 6' 9" (2.64m x 2.06m)

Bedroom four

7' 8" x 7' 0" (2.34m x 2.13m)

Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

Double length garage



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The outside

A particular feature of this property is the active wildlife in the attractive garden which benefits a paved terrace seating area overlooking the natural pond, spacious area of lawn and neatly cut borders with a selection of flowers and shrubs. The garden is enclosed by timber fencing. To the side extending to the rear of the garden is a garage and further building providing a home office and laundry room. There is a driveway providing off road parking for several vehicles.

Where?

The property is located in a popular residential turning within the modern development of Chelmer Village, located approximately 1.6 miles east of Chelmsford city centre and boasting a mixture of family homes with excellent links in to Chelmsford city centre and A12. Local amenities within the area include both ASDA and Sainsbury's supermarkets along with a number of retails outlets in the surrounding area. For schooling, there is nearby Chancellor Park Junior School, Barns Farm Infant and Junior School with secondary schooling available at nearby Springfield and private schooling available at New Hall and Felsted. Chelmsford City also benefits from excellent grammar schools, KEGS for boys and County High for girls which have now applied a catchment for Chelmsford. A more extensive range of shopping and leisure facilities can be found in Chelmsford city centre along with mainline railway station providing excellent rail links to London Liverpool St. (approx. journey time 35 minutes).

Important information

Council Tax Band - E

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 towards the end of Cartwright Walk. SatNav. CM2 6UJ. For full directions, please contact a member of the sales team on 01245 292100.

To find out more or book a viewing

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