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Iris Close, Chelmsford, Essex, CM1 6XS

Offers in excess of £425,000

An extended FIVE bedroom property situated within a quiet cul-de-sac in a popular, family orientated area.

The current owners have put a great deal of thought into extending this property to make the perfect family home. Not only will you find five bedrooms, a family bathroom and a ground floor shower room, you'll also find a stunning kitchen/family room. This room really is the hub of the home and will provide all of the space you'll need. The kitchen offers plenty of storage space with an electric oven, gas hob and fridge/freezer, the room then opens into the dining space with a study area at one end and then also a snug/playroom that provides that extra bit of space every family would love.

The front offers off road parking, with the back offering a low maintenance rear garden.

- Extended Family Home
- Stunning Kitchen/Family Room
- Good Size Living Room
- Off Road Parking
- Popular Location

- Five Bedrooms
- Snug/TV Room
- Family Bathroom & Separate Shower Room
- Very Well Presented
- EPC - TBC

Distances

Chelmsford Train Station and City Centre: 3.2m

The Boswells Secondary School: 0.8m

Stansted Airport: 17.1m

A12 North and Southbound: 1.6m

(All distances are approximate)

Accommodation

GROUND FLOOR

Entrance Porch

Lounge

4.80 x 4.12 (15'8" x 13'6")

Double glazed window to front. Radiator. Understairs storage cupboard.

Kitchen/Family Room

6.02 x 3.25 x 4.60 > 2.15 (19'9" x 10'7" x 15'1" > 7'0")

Double glazed door to rear. Velux window. Range of units fitted to eye and base level with integrated electric oven, gas hob, space and plumbing for dishwasher and fridge freezer. Under floor heating.

Snug

2.84 x 2.34 (9'3" x 7'8")

Double glazed door to rear. Wood effect flooring. Radiator.

Study Area

2.14 x 2.54 (7'0" x 8'3")

Double glazed door to rear. Wood effect floor. Radiator.

Inner Hallway

Shower Room

1.79 x 1.19 (5'10" x 3'10")

Shower cubicle. Low level WC. Wash hand basin and heated towel rail.

FIRST FLOOR

Landing

Family Bathroom

2.14 x 1.56 (7'0" x 5'1")

Obscure double glazed window to rear. Luxury suite comprising panelled bath with shower over, low level WC and wash hand basin. Tiled walls.

Bedroom One

3.57 x 2.65 (11'8" x 8'8")

Double glazed window to front. Radiator.

Bedroom Two

3.13 x 2.48 (10'3" x 8'1")

Double glazed window to rear. Radiator.

Bedroom Three

3.42 x 2.55 (11'2" x 8'4")

Double glazed window to rear. Radiator.

Bedroom Four

3.93 x 1.61 (12'10" x 5'3")

Double glazed window to front. Radiator.

Bedroom Five

2.07 x 2.00 (6'9" x 6'6")

Double glazed window to front. Radiator.

EXTERNAL**Garage / Store**

Electric roller shutter door. Space and plumbing for washing machine and tumble dryer.

Front Garden

Block paved driveway

Rear Garden

Decking area with remainder laid with astro turf. Fencing.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

