



21 Paschal Way, Chelmsford, CM2 7NX

£475,000

\*\* OCCUPYING A CORNER PLOT WITH PLENTY OF SCOPE FOR EXTENSION - AMPLE PARKING TO FRONT AND ADDITIONAL PARKING TO REAR IN FRONT OF THE DETACHED GARAGE (accessed via Spalding Way) \*\* A very spacious four bedroom semi detached family home. Ground floor: GOOD SIZE HALL, LARGE LOUNGE, SEPARATE DINING ROOM (formerly the garage), KITCHEN, CONSERVATORY, REAR LOBBY, CLOAKROOM. First floor: FOUR BEDROOMS, BATHROOM, SEPARATE WC. The property has upvc double glazing and gas radiator heating.

#### LOCALITY INFORMATION

The property is located to the east side of the city and offers easy access in to A12, Sandon park and ride scheme and city centre which enjoys a wide variety of shopping and recreational facilities, the popular Bond Street Quarter with the John Lewis Store, two cinemas, numerous restaurants and public houses, There are shops available at the nearby Vineyards shopping centre which enjoys a good range of every day facilities including a Coop store, chemist and newsagents and additional shops in Meadgate Avenue which also has a Coop store.

E P C : <https://find-energy-certificate.service.gov.uk/energy-certificate/1532-8726-3100-0710-7276>

#### GOOD SIZE ENTRANCE HALL

Upvc entrance door to hall. Radiator, useful built in cloak cupboard, stairs to first floor, doors with attractive chrome fittings to lounge, dining room and kitchen.

LARGE LOUNGE 22'4" x 11'4" narrowing to 9'1" (6.83 x 3.47 narrowing to 2.78)



Two radiators, feature stone fireplace with gas coal effect fire, arched alcove, upvc double glazed window to front, single glazed window to rear and glazed doors to conservatory.

#### FURTHER VIEW



CONSERVATORY 10'11" x 9'6" (3.35 x 2.92)



Built in 1999 and is brick built with upvc double glazed windows and French doors to rear garden. Mediterranean style tiled flooring with under floor electric heating,

**KITCHEN 11'7" maximum x 7'10" plus door recess (3.54 maximum x 2.41 plus door recess)**



Plenty of worktop space, limed oak units with ample drawers, cupboards and eye level cabinets, two person breakfast bar with a crockery display behind, cooker space with stainless steel extractor hood above, tall fridge/freezer space, radiator, tiled flooring and part tiled walls, deep under stair cupboard, serving hatch to dining area, door to rear lobby.

#### ADDITIONAL VIEW



#### REAR LOBBY

Tiled flooring, sliding door to cloakroom, frosted upvc part double glazed door to rear garden.

#### CLOAKROOM

White suite comprising low level wc, corner wash hand basin, radiator, Vaillant condensing gas boiler, tiled flooring, frosted upvc double glazed window.

**DINING ROOM 15'10" x 8'5" (4.84 x 2.58)**



Formerly the garage and converted into a dining room over 35 years ago. Radiator, upvc double glazed window to front.

#### LANDING

Radiator, access to roof space with a retractable ladder and power and light connected.

**BEDROOM ONE 11'6" x 10'7" (3.53 x 3.25)**



Radiator, double airing cupboard, part mirrored fitted wardrobes, upvc double glazed window to front.

**BEDROOM TWO 13'9" x 8'5" (4.21 x 2.57)**



Radiator, two eaves storage cupboards, upvc double glazed window to rear.

#### REVERSE ANGLE



**BEDROOM THREE 10'4" x 8'7" (3.17 x 2.62)**



Radiator, built in double wardrobe, upvc double glazed window to rear.

**BEDROOM FOUR 8'5" maximum x 7'3" maximum (2.59 maximum x 2.21 maximum)**

Radiator, stairwell area to one corner, upvc double glazed window to front.

#### FAMILY BATHROOM



White suite comprising panelled bath with a tiled wall surround, shower over and shower screen folding doors, vanity wash hand basin with cupboards surrounding, radiator, tiled flooring, frosted upvc double glazed window to rear.

#### SEPARATE WC

White low level wc with push button flush, tiled flooring, frosted upvc double glazed window to rear.

#### OUTSIDE

The front is brick paved providing off road parking. There is a shrub bed to one side and wooden double gates give access through to the rear garden.

GOOD SIZE REAR GARDEN



There are patio areas to the side, rear and lower right hand corner. The garden is laid to lawn with well stocked flower and shrub borders and fenced boundaries.

REAR ELEVATION



SIDE PATIO



CORNER PATIO



GARAGE AND PARKING TO REAR 19'5" depth (5.94 depth)





There is a brick built garage accessed via Spalding Way to the rear of the property and has power and light connected, personal door to rear garden, and outside power to the rear garden. There is also rear gate access.

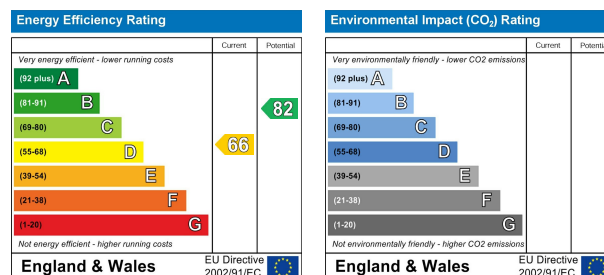
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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