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ESTATE AGENTS

60 Petty Croft, Chelmsford, CM1 7FS £600,000

*** COUNTRYSIDE BUILT CIRCA 6 YEARS OLD - 10 YEAR NHBC - CLOSE TO BROOMFIELD HOSPITAL - BURGLAR ALARM *** A FOUR BEDROOM DETACHED FAMILY HOME ENJOYING MODERN OPEN PLAN LIVING TO THE GROUND FLOOR. The property is situated in a quiet location with pleasant woodland areas close by. The accommodation includes. Ground floor: ENTRANCE HALL, CLOAKROOM, OPEN PLAN LIVING ROOM, DINING AREA AND KITCHEN. First floor: FOUR BEDROOMS, EN SUITE SHOWER ROOMS TO MASTER BEDROOM AND BEDROOM TWO, FAMILY BATHROOM. It has gas radiator heating, upvc double glazing, double width driveway and garage (23'1 x 10).

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LOCALITY INFORMATION

The property is located to the north side of Chelmsford with frequent bus services in to the city centre which offers a wide variety of shopping and recreational facilities available and the mainline railway station to London Liverpool Street. The property is also situated a few minutes from Broomfield hospital.

MANAGEMENT COST

There is a small Management cost of approximately of £102 payable every six months for the upkeep of the surrounding grounds in the area.

ACCOMMODATION COMPRISES

Entrance door with frosted double glazed window to hall.

ENTRANCE HALL

Radiator, Amtico flooring.

CLOAKROOM

White suite comprising wash hand basin with vanity store recess below, low level wc with concealed cistern and push button flush, radiator, Amtico flooring, two inset ceiling spot lights, frosted upvc double glazed window.

OPEN PLAN LIVING

A room designed for modern contemporary style living.

SITTING ROOM AREA 23'1 x 16 (including dining area) (7.04m x 4.88m (including dining area))

Two radiators, Amtico flooring, stairs to first floor with deep under stair cupboard with plumbing for washing machine, upvc double glazed French doors to rear garden and full length windows to either side.

DINING AREA

KITCHEN AREA 12'6 x 6'2 (3.81m x 1.88m)

Good range of worktop space with ample drawers and cupboards below, range of gloss fronted eye level cabinets with personal lighting below, appliances to remain include: gas four ring hob, electric oven/grill, dish washer, fridge and separate freezer, six inset ceiling spot lights, Amtico flooring, boost ceiling extractor fan, upvc double glazed window to front.

SPACIOUS LANDING AREA

Radiator, airing cupboard.

BEDROOM ONE 17'1 x 9'10 (5.21m x 3.00m)

Radiator, two part mirrored built in double wardrobes, upvc double glazed window to front.

REVERSE VIEW

BUILT IN WARDROBES

FURTHER VIEW

EN SUITE SHOWER ROOM 9'10 x 5'8 (3.00m x 1.73m)

White suite comprising wash hand basin with vanity store recess below, low level wc with concealed cistern and bush button flush, double width shower unit, half tiled walls, Amtico flooring, chrome heated towel rail, three inset ceiling spot lights, frosted upvc double glazed window.

ADDITIONAL VIEW

BEDROOM TWO 13'2 x 12'3 (4.01m x 3.73m)

Radiator, upvc double glazed window to front.

EN SUITE SHOWER ROOM 7'4 x 5'5 (2.24m x 1.65m)

White suite comprising wash hand basin with vanity store recess below, low level wc with concealed cistern and bush button flush, double width shower unit, half tiled walls, Amtico flooring, chrome heated towel rail, three inset ceiling spot lights, frosted upvc double glazed window.

BEDROOM THREE 13 x 8'10 (3.96m x 2.69m)

Radiator, upvc double glazed window to rear.

BEDROOM FOUR 10 maximum x 6'8 (3.05m maximum x 2.03m)

Radiator, upvc double glazed window to rear, access to roof space which we understand to be part boarded with lighting.

FAMILY BATHROOM 7'1 x 6'8 (2.16m x 2.03m)

White suite comprising panelled bath with hand held shower attachment, wash hand basin with vanity store recess below, low level wc with concealed cistern and bush button flush, Amtico flooring, chrome heated towel rail, half tiled walls, four inset ceiling spot lights.

OUTSIDE

There are mature shrubs in the front garden.

DRIVEWAY AND ATTACHED LARGER THAT AVERAGE GARAGE 23'1 x 10 (7.04m x 3.05m)

There is double width driveway parking in front of the attached garage which has and up and over door, wall mounted gas combination boiler, power and light connected and upvc part double glazed personal door to rear garden.

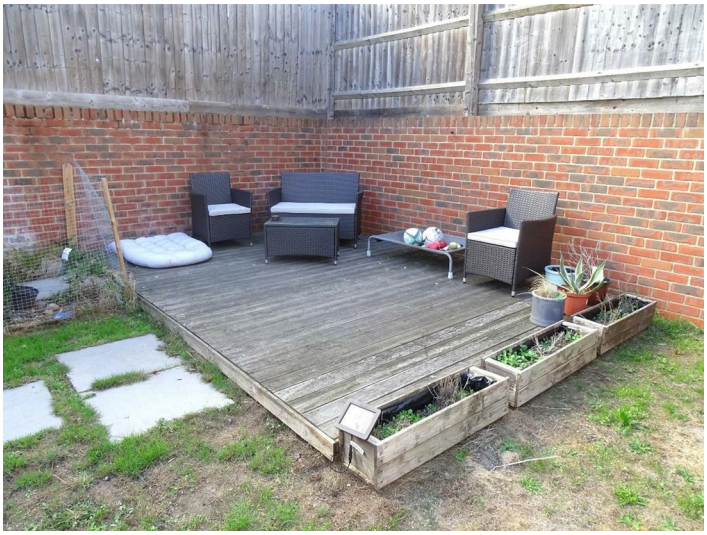
LARGELY UNOVERLOOKED REAR GARDEN

There is a large patio to the rear elevation laid with

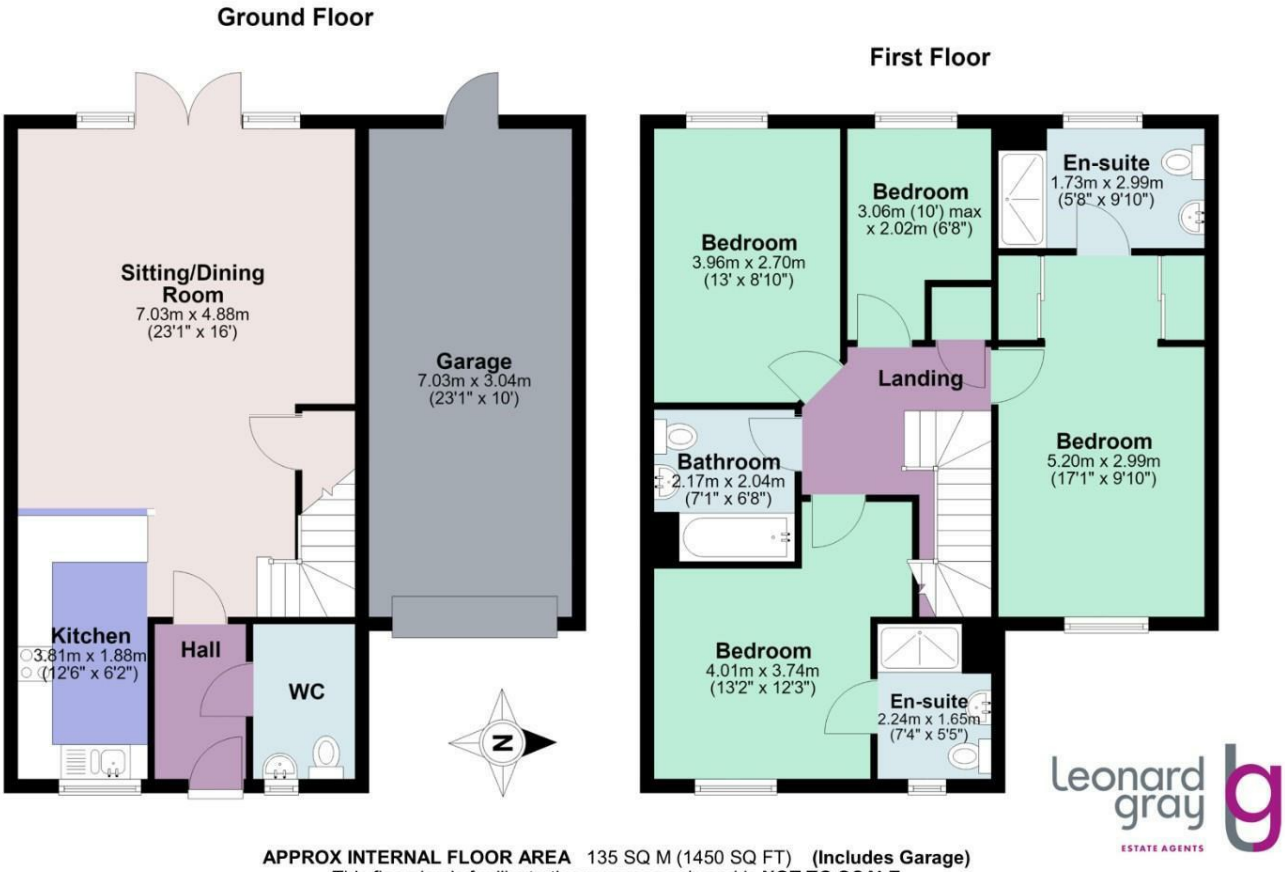
porcelain tiles and a railway sleeper border with steps up to the lawned garden area with a decking area to one corner, flower, shrub and tree borders and a fish pond. The garden is enclosed by walled and fenced boundaries.

PORCELAIN TILED PATIO

CORNER DECKING AREA



REAR ELEVATION



APPROX INTERNAL FLOOR AREA 135 SQ M (1450 SQ FT) **(Includes Garage)**
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate **NOT** to be used for valuation purposes
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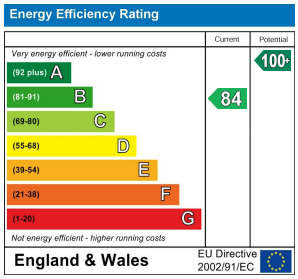

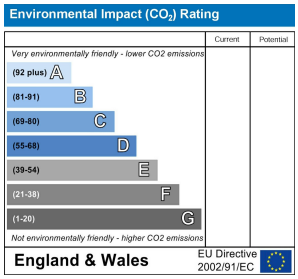

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