

Dorset Avenue

Great Baddow, Chelmsford, CM2

Guide Price of £324,995



Boasting a DOUBLE GARAGE and a WORKSHOP and the addition of a FAMILY / PLAY ROOM is this EXTENDED three bedroom home that further offers a LARGE 22' LOUNGE DINER, a 14' kitchen, an entrance porch, hallway & cloakroom, THREE GOOD SIZED BEDROOMS, a refitted wet room, a 47' REAR GARDEN and DRIVEWAY PARKING.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: hamiltonpierschel@aol.com

GUIDE PRICE £324,995 - £334,995

Very unusually boasting a DOUBLE GARAGE (or two garages) and an adjoining WORKSHOP (potentially ideal for those working from home!) and the addition of a FAMILY / PLAY ROOM is this BERY SPACIOUS & EXTENDED three bedroom home that further offers a LARGE 22' LOUNGE DINER, a 14' kitchen, an entrance porch, hallway & cloakroom, THREE GOOD SIZED BEDROOMS, a refitted wet room, a 47' REAR GARDEN and DRIVEWAY PARKING.

The property is located within walking distance to local schools, shops and speedy bus links to Chelmsford city centre and its mainline station.

VIEW TODAY!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE PORCH:

Double glazed sliding door to front, UPVCentrance door to front.

ENTRANCE HALL:

Doors to; sitting/play/dining room, kitchen, lounge diner, stairs to first floor, radiator.

LOUNGE DINER: (22'9" x 10'9"> 10'3")

Double glazed window to front, skylight, two radiator.

KITCHEN: (14'1" x 6'11")

Skylight, door to inner hall, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, hob with extractor over, space for fridge freezer, dishwasher, washing machine, tumble dryer, tiled flooring.

FAMILY / DINING / PLAY ROOM: (13'10" x 10'8")

Double glazed window to front, radiator.

INNERHALL:

UPVCdoor to rear, door to cloakroom.

CLOAKROOM:

Boiler to wall, wall mounted hand wash basin, low level W/C.

FIRST FLOOR:-

LANDING:

Doors to bedroom one, bedroom two, bedroom three, wet room, airing cupboard housing immersion tank, loft access.

BEDROOM ONE: (12'11"> 11'10" x 10')

Double glazed window to front, radiator.

BEDROOMTWO:(10'8" x 10'8")

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: hamiltonpierschel@aol.com

Double glazed window to rear, radiator.

BEDROOMTHREE:(10'8" x 10'8")

Double glazed window to rear, built in wardrobes, radiator.

WET ROOM:

Obscure double glazed window to rear, shower to wall, wall mounted hand wash basin, low level W/C, tiled walls.

EXTERIOR:-

FRONT GARDEN:

Driveway parking for two cars.

REAR GARDEN:

Paved patio to immediate rear, mature shrubs and trees to border, door to workshop & double garage, rest laid to lawn, Approx 47'.

WORKSHOP: (18'5" x 17' x 14'3" x 12'8")

Glazed window to front, door to garage one, door to garage two (can be knocked through), power & lighting connected.

GARAGEONE: (15'3" x 10'3")

Up and over door, power & lighting connected.

GARAGETWO: (16'9" x 8'3")

Up and over door, power & lighting connected.

AGENTS NOTES:

Viewings strictly by appointment only - please call Hamilton Piers to view (your area's multi award winning property experts).

DISCLAIMER:

At Hamilton Piers we aim to ensure our sales particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification. No guarantee as to their operating ability or efficiency is given. All measurements are a guide only and, therefore, can be approximated in some cases. Fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: hamiltonpierschel@aol.com