



# 13 Bunting Close, Chelmsford, Essex, CM2 8XR

- Five Bedrooms
- Extended
- Semi - Detached House
- Off Road Parking
- Carport and Garage
- Walking Distance to Local Schools & Amenities





## PROPERTY DESCRIPTION

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Situated in this sought after, quiet, residential close is this extended, five bedroom semi-detached family home. Accommodation is set over two levels and is bright and airy throughout with a well-considered flow. An entrance porch provides access to the living room with access to the kitchen / breakfast / dining room. A cloakroom completes the ground floor accommodation. To the first floor are five, good size bedrooms and a modern family bathroom.

Externally the property benefits from off road parking which provides access to a carport and garage. The property also enjoys a beautifully presented, enclosed rear garden.

Bunting Close is a sought after, quiet, residential close within Tile Kiln. Tile Kiln is located on the south side of Chelmsford and nestled between the villages of Galleywood and Great Baddow, Mildmay Infant and Junior Schools are within walking distance and there are two local secondary schools within close proximity. A local parade of shops offers local amenities and the neighboring Moulsham Lodge offers further amenities. A regular bus service provides access to Chelmsford's city centre and mainline train station.

Chelmsford's city centre offers a wider array of shopping facilities including two shopping precincts, Bond Street with a John Lewis Store, a selection of bars, restaurants and two cinemas. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs, a selection of gyms including the recently refurbished Riverside Ice & Leisure, the nearby Hylands Park estate, Galleywood Common, Chelmer Park and Oaklands park provide pleasant open spaces.

Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 28 minutes, the property is also conveniently located within a short distance of the A12 and A414 which provide access to the M25 and M11.





## ROOM DESCRIPTIONS

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### Property Information

(With approximate room sizes)  
Entrance door leading through to:

### Entrance Porch

5' 5" x 3' 2" (1.65m x 0.97m)  
Door leading through to;

### Living Room

16' 7" x 14' 03" (5.05m x 4.34m)  
Windows to front and side aspects, stairs rising to the first floor with under stairs storage, storage cupboard, double doors leading through to;

### Kitchen / Breakfast / Dining Room

16' 8" x 13' 3" (5.08m x 4.04m)  
Windows and french doors to rear aspect, range of matching wall and base units with work tops over, breakfast bar, inset stainless steel sink with drainer, integrated fridge / freezer. electric oven, gas hob, space for dish washer and washing machine. Door leading through to inner lobby with storage cupboard under the stairs, door to;

### Cloakroom

2' 8" x 5' 10" (0.81m x 1.78m)  
Window to side aspect, low level WC, wall mounted wash hand basin.

### First Floor Landing

Access to bedrooms, family bathroom and storage cupboard.

### Bedroom One

9' 7" x 14' 5" (2.92m x 4.39m)  
Window to front aspect, range of fitted wardrobes, door opening to airing cupboard.

### Bedroom Two

10' 4" x 10' 7" (3.15m x 3.23m)  
Window to rear aspect, storage cupboard.

### Bedroom Three

7' 10" x 13' 4" (2.39m x 4.06m)  
Window to front aspect.

### Bedroom Four

7' 1" x 11' 8" (2.16m x 3.56m)  
Window to rear aspect.

### Bedroom Five

6' 8" x 8' 9" (2.03m x 2.67m)  
Window to front aspect, over stairs storage cupboard.

### Family Bathroom

6' 1" x 8' 10" (1.85m x 2.69m)  
Window to rear aspect, low level WC, wash hand basin, paneled bath with shower over.

### Carport

8' 2" x 29' 4" (2.49m x 8.94m)  
Access to garage at the rear. gated side access to the garden.

### Detached Garage

11' 3" Max x 24' 4" (3.43m Max x 7.42m)  
Window to rear aspect, personal door to the side leading to the garage, double width door to the front.

### Exterior

To the front of the property there is a driveway providing off road parking and an front garden which is mainly laid to lawn. To the rear is a fully enclosed rear garden, which commences with a patio area, ideal for entertaining, the remainder is mainly laid to lawn with a selection of shrubs and plants.

### Agents Note

The property benefits from double glazing throughout and gas central heating.  
Broadband - BT Fibre, Virgin and Sky available.  
Council Tax Band - D  
EPC - TBC

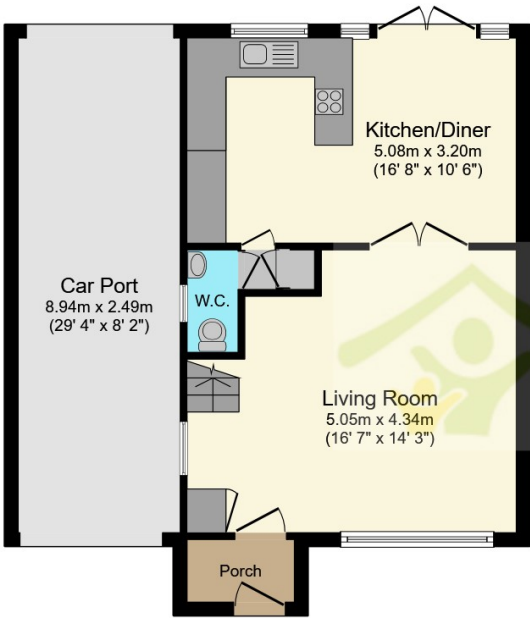
### Viewings

By prior appointment with Balch Estate Agents

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

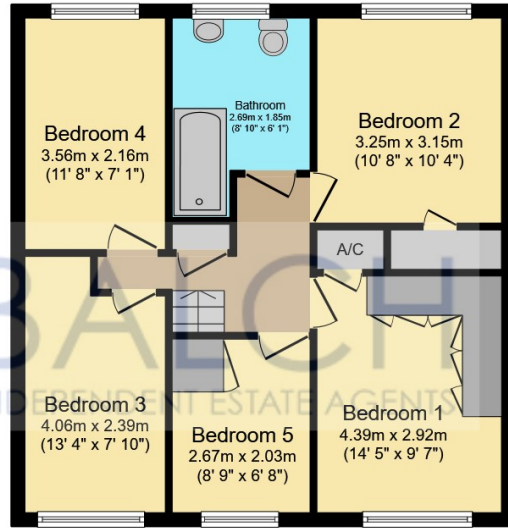


# FLOORPLAN & EPC



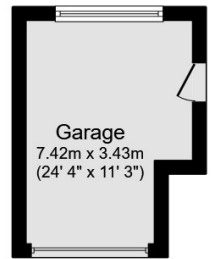
## Ground Floor

Floor area 59.8 sq.m. (644 sq.ft.) approx



## First Floor

Floor area 55.5 sq.m. (598 sq.ft.) approx



## Garage

Floor area 8.0 sq.m. (86 sq.ft.) approx

Total floor area 108.0 sq. m. (1162 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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