



# Waiwera, Vicarage Lane, Great Baddow, Chelmsford, Essex, CM2 8HZ

- Detached Family Home
- Sought After Location
- Double Garage and Driveway
- Two Reception Rooms
- Office / Study
- Four Good Sized Bedrooms
- Spacious Accommodation
- Fitted Kitchen





## PROPERTY DESCRIPTION

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Situated on the highly sought after road of Vicarage Lane is this spacious, four bedroom, detached family home. Accommodation is set over two floors and offers bright and airy, versatile configuration throughout. To the ground floor a spacious entrance hall provides access to two reception rooms, kitchen, office / study and a cloakroom. A turning staircase provides access to the first floor are four good size bedrooms and a family bathroom.

Externally the property sits on an established plot of 0.09 of an acre (STLS). To the front a driveway provides off road parking for multiple vehicles, access to a double garage. The rear garden is mainly laid to lawn with a selection of established trees, shrubs and hedges to the borders with Baddow Brook located at the rear boundary.

The property is located to the South side of Chelmsford along the highly sought after Vicarage Lane, Great Baddow approximately 2.3 miles by road to Chelmsford's bustling city centre. Great Baddow offers a range of local amenities including a Post Office, library, butchers and public house and is well served for transport links with straight forward access to Chelmsford's city centre and the A130 which provides excellent access to the A12. Chelmsford's city centre offers a wider range of shops, restaurants, and mainline railway station into London Liverpool Street (journey time approximately thirty five minutes). Educational facilities are well catered for with a number of highly regarded schools including; Great Baddow High School, Baddow Hall Infant and Junior School, Beehive Lane County Primary School, Meadgate County Primary Schools and Larkrise primary school. Further state, private and grammar schools can be found within Chelmsford.





# ROOM DESCRIPTIONS

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## Property Information

(With approximate room sizes)

Entrance door leading through to:

## Entrance Hall

Turning stair case rising to first floor with under stairs cupboard, access to living room, kitchen, office and cloakroom.

## Living Room

6.35m x 3.79m (20' 10" x 12' 5")

Window and sliding patio doors to rear aspect, exposed brick fireplace, opening through to;

## Dining Room

3.32m x 3.22m (10' 11" x 10' 7")

Window to rear aspect, door to;

## Kitchen

3.29m x 3.29m (10' 10" x 10' 10")

Window to front aspect, door to side and door leading through to the hall way. range of matching wall and base units with work surfaces over, inset sink and drainer, space for appliances.

## Office

3.96m max x 3.06m max (13' 0" max x 10' 0" max)

Windows to side aspects.

## Cloakroom

1.82m x 1.18m (6' 0" x 3' 10")

Window to side aspect, low level WC, wash hand basin.

## First Floor Landing

Window to front aspect, access to bedrooms and bathroom.

Access to partially boarded, 300mm insulated loft.

## Bedroom One

4.93m x 3.34m (16' 2" x 10' 11")

Window to rear aspect, fitted wardrobes.

## Bedroom Two

3.86m x 3.27m (12' 8" x 10' 9")

Window to rear aspect.

## Bedroom Three

3.86m x 3.02m (12' 8" x 9' 11")

Window to rear aspect.

## Bedroom Four

4.20m x 3.76m (13' 9" x 12' 4")

Window to front aspect.

## Bathroom

3.32m x 2.29m (10' 11" x 7' 6")

Window to front aspect, low level wc, wash hand basin, paneled bath and separate shower.

## Exterior

The property is approached from the front and provides access to a block paved driveway, providing parking for multiple vehicles and is surrounded by hedging to the borders and established yew tree to the front boundary ( we understand the Yew tree has a tree preservation order). An up and over door provides access to the double garage. The double garage is connected to water and has hot and cold water taps, drainage connection for a washing machine or dishwasher and has power and light connected. A personal door from the garage provides access to the rear garden.

Gated side access leads to the rear garden. The rear garden commences with a paved patio area, the remainder is laid to lawn with a selection of trees and shrubs to the borders. There is a decked area to the rear boundary which overlooks Baddow Brook which is located to the rear boundary.

## Agents Note

Tenure - Freehold

The property benefits from gas central heating and double glazing throughout. A new Baxi boiler was recently installed and has a transferable guarantee of another 9 years and the double glazing was replaced and installed in 2021 and has a guarantee in place for another 6 years.

Broadband - Virgin, BT Fibre and Sky available

Council Tax Band - F

EPC - D

## Viewings

By prior appointment with Balch Estate Agents.

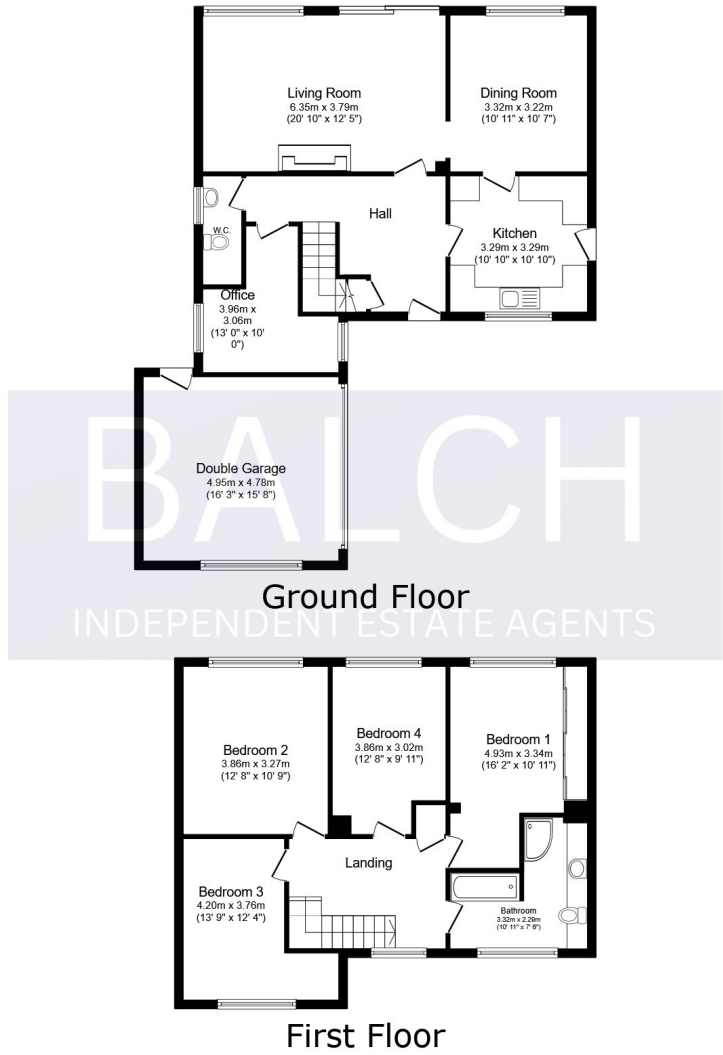
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

## Referrals

If requested, we can recommend local companies to you such as Solicitors/Conveyancers, Surveyors or even Mortgage Brokers and on occasions they may pay us a referral fee for this, but you are under no obligation to use the third-party companies that we recommend.



# FLOORPLAN & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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