



7 Peggotty Close, Chelmsford, Essex, CM1 4XU

- THREE BED END OF TERRACE
- DOWNSTAIRS CLOAKROOM
- KITCHEN / DINER
- NO ONWARD CHAIN
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- GUIDE PRICE £350,000 - £375,000



PROPERTY DESCRIPTION

Discover this charming three bedroom and one bathroom and downstairs w/c end of terrace house, perfectly positioned to offer spacious living and a welcoming atmosphere ideal for families or professionals seeking a comfortable home. With two inviting reception rooms, kitchen, and a well-maintained garden, this property combines practical living with an appealing layout. Whether you're entertaining guests or enjoying quiet evenings in, this home presents a perfect balance of style and functionality in a highly sought-after location.

Situated in a vibrant and friendly neighbourhood, this property benefits from excellent local amenities including shops, and parks, ensuring convenience and leisure are within easy reach. The area is well-served by public transport links, making commuting to nearby towns and city centres straightforward. Families will appreciate the proximity to reputable primary and secondary schools, while those who enjoy outdoor activities will find plenty of green spaces and recreational facilities nearby.

Upon entering the house, you are greeted by the family lounge which is flooded with natural light thanks to large windows.

The kitchen is thoughtfully designed with modern fittings and ample storage options. Equipped with integrated appliances and plenty of work surface area, this kitchen offers functionality and style, making it a pleasant space for cooking and dining. Adjacent to the kitchen, there is generous space for a dining table, ideal for daily meals or entertaining friends and family.

Upstairs, the main bedroom is a comfortable and spacious retreat with enough room for a double bed and additional furniture, complemented by built-in wardrobes that provide excellent storage. The second bedroom offers flexibility, suitable as a double while the third bedroom is perfect for a child's room, home office, or guest room. The family bathroom is well-fitted.

Outside, the property boasts a private north facing rear garden, perfect for relaxation or outdoor entertaining. The garden is well-kept and offers ample space for children to play safely or for personal gardening projects. To the front, the house benefits from street parking with easy access, adding further convenience for residents and visitors alike.

Call us now to book your viewing.



ROOM DESCRIPTIONS

Porch

3' 07" x 3' 09" (1.09m x 1.14m) Tiled floor, radiator.

W/C

Obscure double glazed window to side, low level w/c, wash hand basin, cupboard housing gas meter, electric fuse board.

Lounge

14' 11" x 15' 01" (4.55m x 4.60m) Double glazed window to front, two gas radiators.

Kitchen/Diner

15' 00" x 8' 08" (4.57m x 2.64m) Double glazed window to rear, and sliding double glazed door to garden, Kitchen diner comprising of stainless steel inset sink and drainer set into worktop surfaces with matching eye and base level units, Integrated double oven and gas hob with extractor hood over, space and plumbing for washing machine, integrated dishwasher, space for fridge freezer, gas central heating boiler.

1st Floor Landing

Airing cupboard, loft hatch.

Bedroom One

8' 03" x 12' 01" (2.51m x 3.68m) Double glazed window to front, radiator, storage around and over the bed.

Bedroom Two

8' 02" x 11' 08" (2.49m x 3.56m) Double glazed window to rear, radiator.

Bedroom Three

6' 07" x 9' 01" (2.01m x 2.77m) Double glazed window to the front, radiator, storage cupboard.

Family Bathroom

Double glazed obscure window to front, panel bath with rainfall shower over, wash hand basin, low level wc, tiled walls. heated towel rail, lino flooring.

Garage

Up and over door to front, side door into the garden, power and lighting.

Front Garden

Pathway leads to front door, grass area to the front with mature planting.

Rear Garden

North facing, opens out onto a decked area, remainder is laid to lawn, side gate allows access to the parking and the garage.

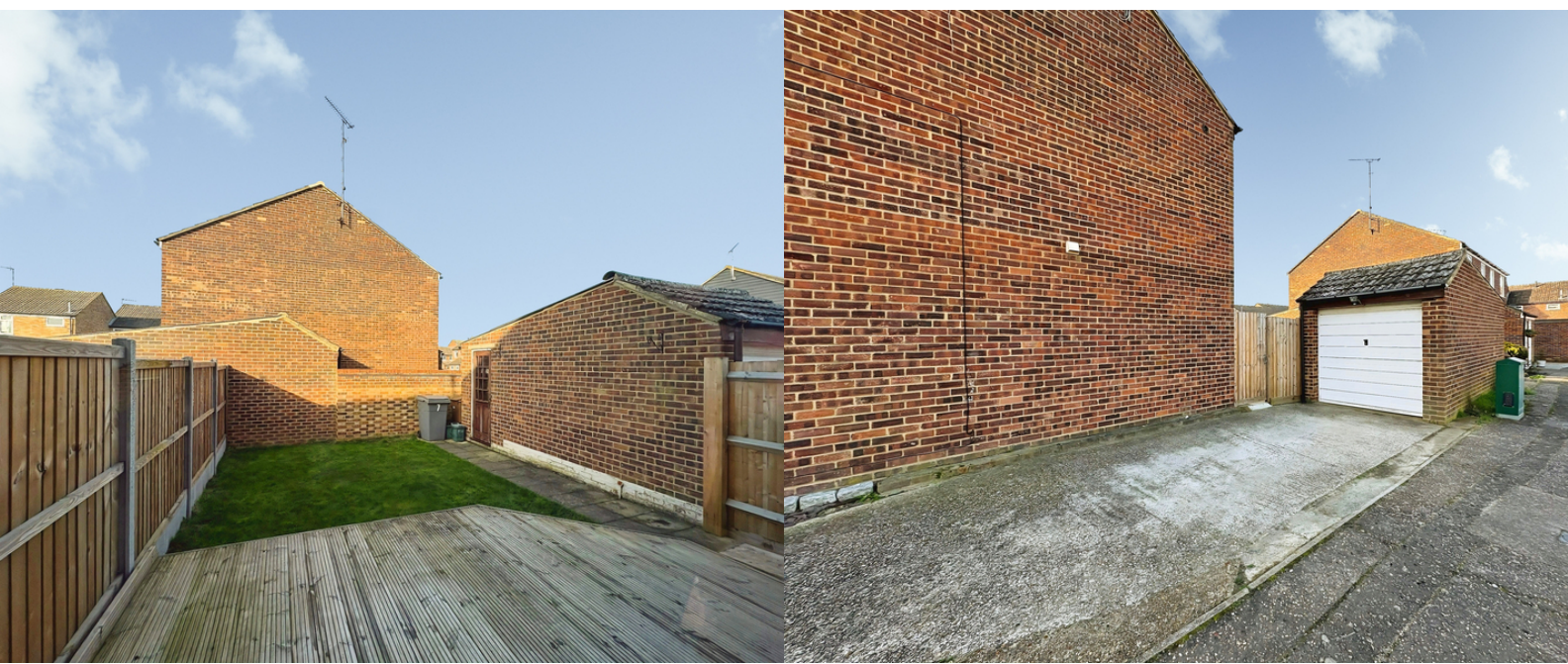
Parking

One space in front of the garage.

Viewings

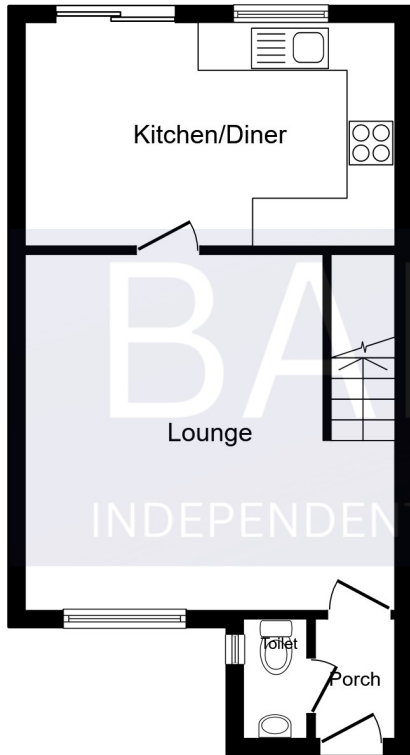
BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

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.

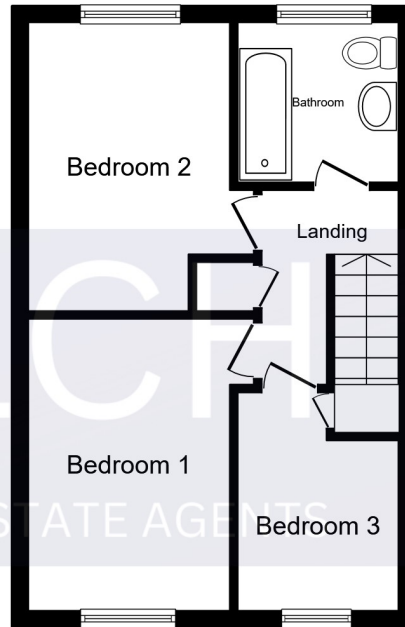


FLOORPLAN & EPC

Peggotty Close, Chelmsford, CM1 4XU



Ground Floor



First Floor

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+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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