

FOR SALE

Asking Price £650,000 Freehold



Copland Close, Broomfield, Chelmsford, Essex, CM1 7DT

- MODERN THREE BEDROOM DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM
- GARDEN ROOM
- KITCHEN WITH GRANITE WORKTOP
- SINGLE GARAGE AND PARKING
- LOW MAINTENANCE REAR GARDEN
- POPULAR LOCATION
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Offering a perfect blend of comfortable living and convenient location, this beautifully presented and modern three-bedroom detached bungalow is situated in the sought-after Copland Close in Broomfield. Boasting spacious accommodation throughout, the property features two generous reception rooms, a stylish kitchen/breakfast room with granite worktops, an en-suite shower room to the principal bedroom, a family bathroom, and an inviting garden room. Externally, the property benefits from a low maintenance rear garden, a single garage with off-road parking, and the added advantage of NO ONWARD CHAIN, making it an ideal home for those looking to move quickly.

Set in a popular residential area, this bungalow enjoys close proximity to Chelmsford city centre, renowned for its excellent shopping facilities including two major precincts and the vibrant Bond Street, home to the John Lewis department store. Transport links are excellent, with Chelmsford mainline train station nearby offering direct services to London Liverpool Street, as well as easy access to the A12 and A414 for commuters. For families, the property is within the catchment area for highly regarded 'Good' and 'Outstanding' Ofsted rated schools, including the prestigious grammar schools KEGS and CCHS. Additionally, local amenities and regular bus routes are conveniently close by, with Broomfield and Springfield Hospitals both just a short drive away.

Upon entering the bungalow, you are welcomed by a spacious entrance hall that leads to all the main rooms. The kitchen/breakfast room is a true highlight, featuring high-quality granite worktops, ample cabinetry, and space for casual dining, making it perfect for family meals and entertaining guests. The lounge provides a comfortable and versatile living area flooded with natural light, ideal for relaxing evenings or hosting friends. Adjacent to the living spaces, the garden room offers a peaceful retreat with views over the neatly kept garden, creating a seamless indoor-outdoor flow.

The property's three double bedrooms are well proportioned, with the principal bedroom enjoying the added privacy and convenience of an en-suite shower room. The remaining bedrooms share a spacious family bathroom, making this property perfect for families or those requiring flexible accommodation. All rooms have been thoughtfully designed to maximize space and comfort.

Outside, the low maintenance rear garden provides a private and secure outdoor space, ideal for enjoying sunny days without the burden of extensive upkeep. The driveway offers off-road parking and leads to a single garage, providing additional storage or workshop space.



ROOM DESCRIPTIONS

Entrance Hall

Cupboard housing the gas combination boiler, tiled flooring, loft access, doors to:

Lounge

17' 5" x 11' 7" (5.31m x 3.53m)

Double glazed window to rear and side, double doors leading to the garden room

Kitchen/Breakfast Room

16' 8" x 12' 5" (5.08m x 3.78m)

Fitted with a range of base and wall mounted storage cupboards with Granite worktop, double glazed window to side and rear, double glazed door to garden, integrated fridge, tiled flooring, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, stainless steel sink unit, integrated electric double oven and hob with extractor over.

Garden Room

10' 6" x 9' 2" (3.20m x 2.79m)

Double glazed windows and French doors to rear garden, tiled flooring.

Bedroom One

12' 6" x 11' 6" (3.81m x 3.51m)

Double glazed window to front, fitted wardrobe, door to en-suite shower room

En-Suite Shower Room

Obscure double glazed window to side, low level wc, vanity wash hand basin, independent shower cubicle, shaver point, heated towel rail.

Bedroom Two

12' 6" x 10' 3" (3.81m x 3.12m)

Double glazed window to side

Bedroom Three

12' 6" x 9' 7" (3.81m x 2.92m) plus bay

Double glazed bay window to front.

Bathroom

Obscure double glazed window to side, low level wc, vanity wash hand basin, heated towel rail, panelled bath with shower over, shaver point.

Exterior

To the front of the property there is a block paved area with side access leading to the low maintenance rear garden with a personal door to the single garage. To the rear of the property there is a driveway that provides off road parking.

Services

All main services are connected.

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.

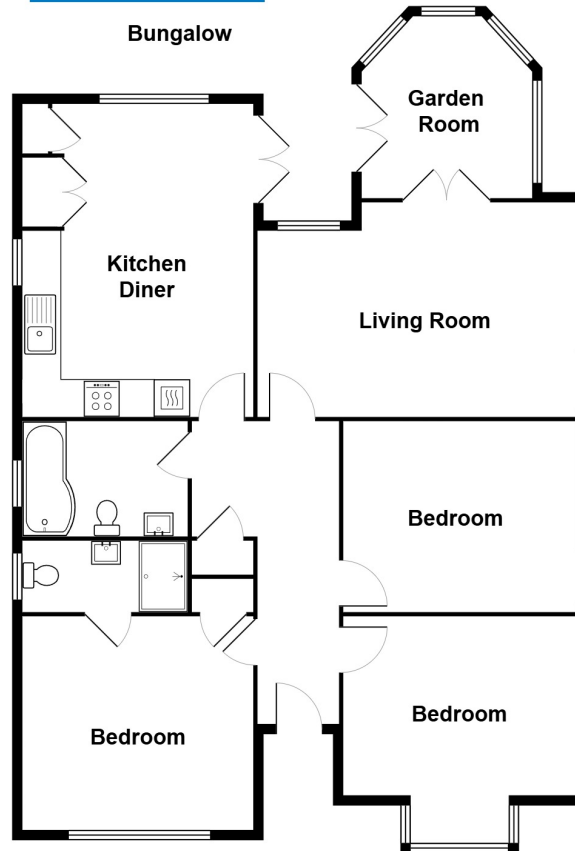
Referrals

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

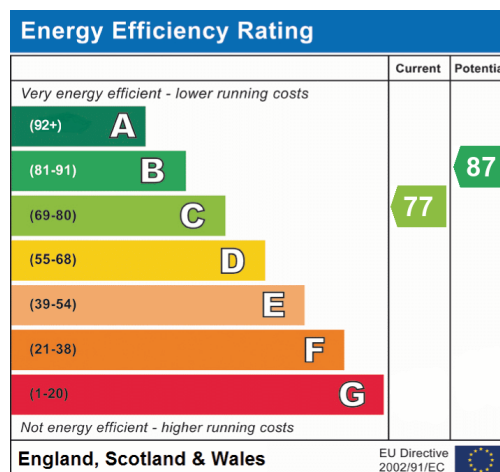
Bungalow



Total Area: 104.2 m² ... 1121 ft²



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



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