



# 33 Mandeville Way, Broomfield, Chelmsford, Essex, CM1 7HN

- DETACHED FAMILY HOME
- ENSUITE TO BEDROOM ONE
- POPULAR LOCATION - CLOSE TO SHOPS AND SCHOOLS
- WALKING DISTANCE TO BROOMFIELD HOSPITAL
- SOLAR PANELS PROVIDE LOW COST ELECTRICITY
- FOUR DOUBLE BEDROOMS
- PARKING FOR FOUR PLUS CARS



## PROPERTY DESCRIPTION

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Balch are pleased to offer this spacious and well-appointed detached family home, situated in a sought-after cul-de-sac in the popular village of Broomfield. Boasting four generous double bedrooms, including an ensuite bathroom to the main bedroom, this property provides ample accommodation for a growing family. With two reception rooms, an open-plan kitchen/diner, and a light-filled conservatory, the home offers versatile living spaces designed for both relaxation and entertaining. Additional highlights include a double garage, extensive off-road parking for numerous vehicles, and delightful gardens, making this an ideal family residence in a convenient location. Early viewings are strongly recommended to fully appreciate all this property has to offer.

Broomfield is a charming village known for its friendly community atmosphere and excellent local amenities. Located close to a variety of shops, reputable schools, and within walking distance to Broomfield Hospital, this property enjoys easy access to everyday conveniences.

The area is well-connected by road, providing straightforward access to nearby towns and the city beyond. For those who appreciate outdoor living, there are plenty of green spaces and local parks, making it a fantastic place for families and professionals alike.

Upon entering the property, you are greeted by a spacious hallway that sets the tone for the generous living spaces beyond. The main lounge is a comfortable and inviting room, perfect for unwinding after a long day or hosting guests. Adjacent to this is the open-plan kitchen and dining area, thoughtfully designed to accommodate family meals and social gatherings. The kitchen is fitted with modern units and ample work surfaces, ensuring practicality meets style. Leading off the dining space, the conservatory provides an additional bright and airy room that overlooks the garden — ideal for enjoying morning coffee or relaxing in the warmer months.

The home features four double bedrooms, all of which are well-proportioned and benefit from excellent natural light. The master bedroom stands out with its own private ensuite bathroom, adding a touch of luxury and convenience. The remaining bedrooms share access to two well-maintained family bathrooms, ensuring plenty of space and privacy for family members and guests alike.

Externally, the property benefits from a double garage and extensive driveway parking, offering plenty of space for multiple vehicles and making it perfect for families with several drivers or those who love to entertain guests. The garden is well-kept and provides a safe and pleasant outdoor space for children to play or for alfresco dining. With its desirable location, excellent facilities, and spacious accommodation, this detached family home in Broomfield is truly a rare find and an excellent opportunity to secure a wonderful property in a thriving community.



## ROOM DESCRIPTIONS

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### Entrance Hall

Window to front aspect, access to inner lobby, entrance hall large storage cupboard and a cloakroom.

### Cloakroom

Window to front aspect, white suite comprising low level WC and wash hand basin.

### Lounge

10' 09" x 17' 01" (3.28m x 5.21m) Box bay to front with double glazed window, radiator, storage cupboard.

### Kitchen/Diner

24' 3" x 18' 1" (7.39m x 5.51m) Fitted with a range of base and wall mounted storage cupboards with worktops with fitted under LED lighting, double glazed window to the rear, double glazed door to the side, integrated appliances, space for American style fridge/freezer, stainless steel sink unit, integrated electric oven and hob. Double glazed French doors open onto the conservatory.

### Conservatory

11' 10" x 12' 2" (3.61m x 3.71m) Double glazed windows and French doors to rear garden.

### First Floor Landing

Loft hatch

### Bedroom One

11' 01" x 12' 04" (3.38m x 3.76m) Double glazed window to the rear, radiator, built in storage, door to:

### En-Suite

Double glazed obscure window to flank, walk in shower, wash hand basin, w/c, heated towel rail.

### Bedroom Two

9' 9" x 11' 06" (2.97m x 3.51m) Double glazed window to the rear, radiator, built in storage.

### Bedroom Three

8' 05" x 10' 11" (2.57m x 3.33m) Double glazed window to the rear, radiator.

### Bedroom Four

8' 04" x 10' 03" (2.54m x 3.12m) Double glazed window to the rear, radiator, special hidden storage.

### Family Bathroom

Double glazed obscure windows to rear, panel bath with rainfall shower over and hand attachment, and glass screen, wash hand basin with vanity unit below, wc, heated towel rail.

### Double Garage

Double garage, twin up and over doors, one side is electric, eaves storage, power and lighting, door to the rear.

### Front Garden

Front garden which is laid to lawn, and is boarded by conifer trees.

### Parking

The property is approached from the front and provides driveway parking, access to the double garage, parking for 4 plus cars.

### Rear Garden

Externally, the property boasts a large and well-maintained private north east facing rear garden, predominantly laid to lawn with a patio area and a storage shed, offering an ideal outdoor space for relaxation and family activities.

### Agents Notes

The property has solar panels, these are not battery backed up.

### Viewing

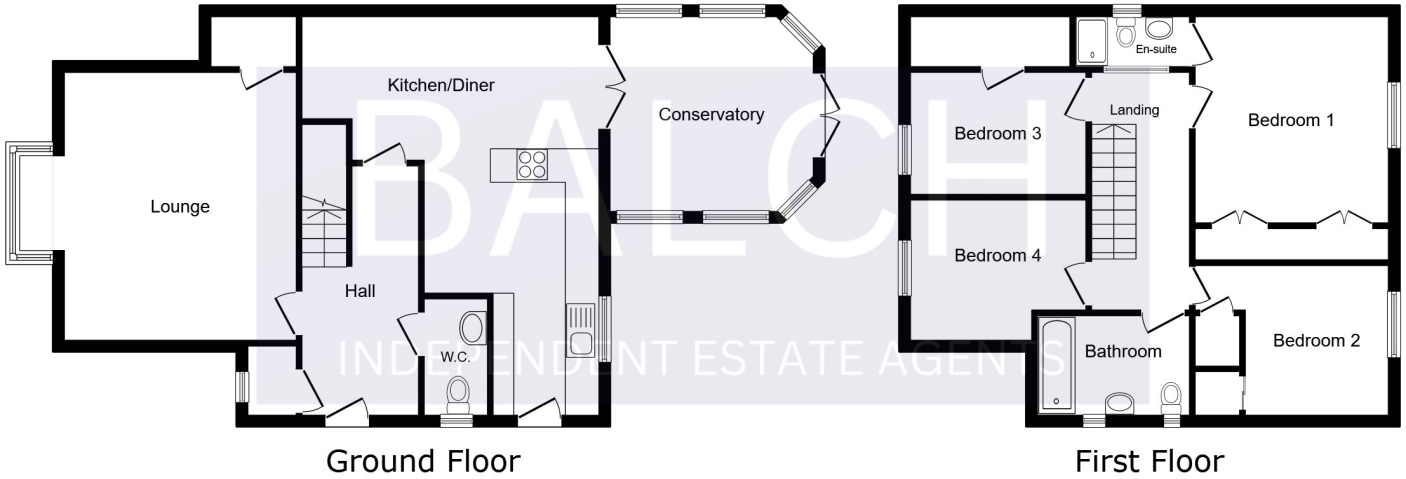
By prior appointment with Balch Estate Agents.

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

Mandeville Way, Broomfield, Chelmsford, CM1 7HN



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>	76	82
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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