



43 Loftin Way, Chelmsford, Essex, CM2 9TP

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY
- OFF ROAD PARKING AND GARAGE
- CATCHMENT FOR MOULSHAM SCHOOLS AND GREAT BADDOW
- NEAR TO SHOPS



PROPERTY DESCRIPTION

Balch are pleased to present this charming and thoughtfully extended four-bedroom semi-detached family home, perfectly blending spacious living with practical functionality. Offering two reception rooms, two bathrooms, and a generous layout, this property has been designed to meet the needs of a growing family. With an inviting lounge, an open plan kitchen-diner leading into a bright conservatory, and a versatile ground-floor fourth bedroom complete with a shower room and utility space, this home truly caters to modern living. Outside, you will find a well-maintained front and rear garden, off-road parking, and a larger-than-average garage, providing ample storage and parking possibilities.

Situated in a friendly and sought-after residential area, this property benefits from excellent local amenities, including reputable schools, convenient shopping facilities, and pleasant parks for outdoor activities. Good transport links provide easy access to nearby towns and city centres, making it ideal for commuters while retaining a peaceful, suburban atmosphere. Whether you're looking for convenience or community, this location is sure to impress.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the rest of the home. The ground floor hosts a spacious lounge, perfect for relaxing or entertaining guests, alongside the impressive open plan kitchen and dining area. This space is flooded with natural light and offers direct access to the conservatory, creating a seamless flow between indoor and outdoor living, ideal for family meals or casual gatherings. Additionally, the ground floor features a generously sized fourth bedroom, which benefits from an adjoining private shower room, making it an excellent guest suite or home office, alongside a handy utility room for laundry and extra storage.

Moving upstairs, there are three comfortable bedrooms, each offering ample space and natural light. The well-appointed family bathroom completes the first floor, featuring modern fittings and a clean, fresh design. The bedrooms are versatile and can easily accommodate a variety of layouts to suit your family's needs.

The property's exterior does not disappoint, with a tidy front garden providing kerb appeal and a larger rear garden that offers a private retreat, perfect for children to play or for hosting summer barbecues. The off-road parking space ensures convenience and security for your vehicle(s), while the larger-than-average garage presents wonderful potential for storage, a workshop, or additional parking.



ROOM DESCRIPTIONS

Porch

Double glazed door opening out to the front.

Entrance Hall

5' 04" x 5' 06" (1.63m x 1.68m)

Lounge

10' 05" x 11' 06" (3.17m x 3.51m) Double glazed window to front, radiator, log burner.

Kitchen / Diner

16' 10" x 12' 0" (5.13m x 3.66m) Double glazed window to the rear, range of low level and eye level units, electric oven with electric hob and extractor over, stainless steel sink with mixer tap over, space for dishwasher.

Conservatory

9' 6" x 11' 06" (2.90m x 3.51m) Double glazed windows, French doors open out to the garden, gas radiator.

Utility Room

Double glazed window to the rear and door out to garden, space for washing machine and tumble dryer, radiator, and tiled floor.

Ground floor Bedroom

8' 06" x 12' 03" (2.59m x 3.73m) Double glazed window to the front and side, radiator.

Shower Room

Double glazed obscure window to the side, large walk in shower, with screen, wc, wash hand basin with vanity unit, heated towel rail, fully tiled.

1st Floor Landing

Double glazed window to the side, loft Hatch

Bedroom One

10' 05" x 12' 07" (3.17m x 3.84m) Double glazed window to the front, radiator.

Bedroom Two

10' 07" x 11' 02" (3.23m x 3.40m) Double glazed window to the rear, radiator.

Bedroom Three

6' 01" x 6' 11" (1.85m x 2.11m) Double glazed window to the front, radiator.

Family Bathroom

Double glazed obscure window to the rear and to the side, large roll top bath with hand held shower attachment, wash hand basin with vanity unit below, wc, storage cupboard, heated towel rail, fully tiled.

Front Garden

Entered via a gate, wall to front and side, fish pond, mixture of mature plants and trees, side access to rear garden.

Rear Garden

Patio area, remainder laid to lawn, mixture of mature plants and trees, access to garage.

Parking and Garage

Off road parking, larger than average metal garage with security light and up and over door, with power and lighting.

Viewings

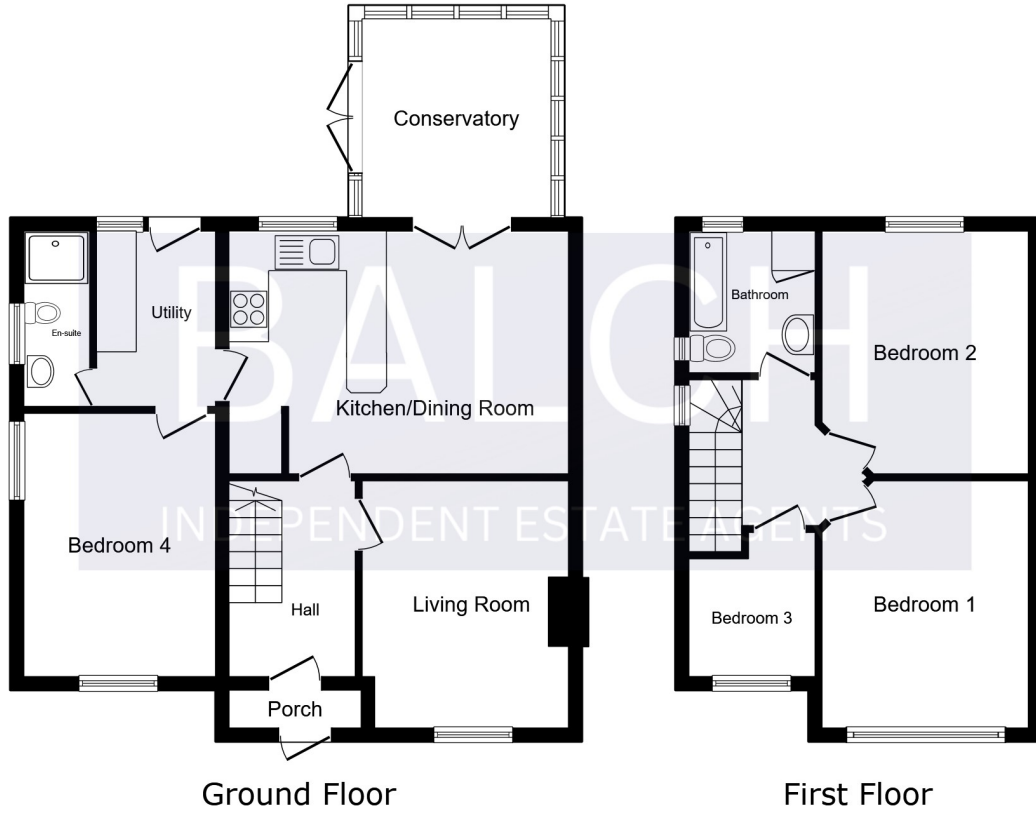
By prior appointment with Balch Estate Agents.

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

Loftin Way, Chelmsford, CM2 9TP



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