

FOR SALE

Offers in Region of £600,000 Freehold



Nickleby Road, Chelmsford, Essex, CM1 4XG

- FOUR BEDROOM DETACHED FAMILY HOME
- GARAGE AND DRIVEWAY
- HIGHLY SOUGHT AFTER LOCATION
- GOOD SIZE REAR GARDEN
- THREE RECEPTION ROOMS
- DESIRABLE LOCATION
- WELL PRESENTED THROUGHOUT
- CLOSE PROXIMITY OF LOCAL AMENITIES & SCHOOLS
- EN SUITE TO MASTER BEDROOM
- APPROX 1,321 SQFT



PROPERTY DESCRIPTION

Welcome to this beautifully presented four-bedroom detached family home, ideally situated in a highly sought-after location. Offering spacious and versatile accommodation, the property features three generous reception rooms, an en suite master bedroom, a family bathroom and a well-appointed kitchen.

The light and spacious reception areas provide excellent flexibility for relaxing, dining and entertaining, while the good-sized rear garden offers a pleasant outdoor space for families to enjoy. Further benefits include a garage and driveway providing ample off-road parking and useful storage.

Ideally positioned close to a range of local amenities, reputable schools and excellent transport links, this well-maintained home combines generous living space with convenience and practicality, making it an excellent choice for growing families.



ROOM DESCRIPTIONS

GROUND FLOOR

LIVING ROOM

17' 8" x 10' 5" (5.38m x 3.17m)

DINING ROOM

8' 4" x 7' 2" (2.54m x 2.18m)

KITCHEN

10' 7" x 10' 5" (3.23m x 3.17m)

STUDY

8' 4" x 10' 8" (2.54m x 3.25m)

W/C

3' 6" x 5' 3" (1.07m x 1.60m)

CONSERVATORY

18' 7" x 13' 8" (5.66m x 4.17m)

FIRST FLOOR

BEDROOM ONE

11' 0" x 8' 3" (3.35m x 2.51m)

EN-SUITE

7' 9" x 3' 2" (2.36m x 0.97m)

BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m)

BEDROOM THREE

8' 9" x 10' 4" (2.67m x 3.15m)

BEDROOM FOUR

10' 5" x 7' 4" (3.17m x 2.24m)

FAMILY BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

EXTERNAL

This property benefits from a driveway for 3 vehicles, a detached garage and a front garden. To the rear of the property you will find a beautifully landscaped garden with patioed areas whilst the rest is laid to lawn and features a lovely summer house.

AGENT NOTES

The property is well maintained, offers excellent living space and is perfect for a growing family looking to be close to Ofsted rated good to outstanding schools and a range of local amenities.

The loft is half boarded, insulated and comes equipped with a loft ladder.

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.

Should your offer be accepted on one of our properties, all purchasers will be required to complete Anti Money Laundering (AML) identity verification checks. A non-refundable administration fee of £30.00 plus VAT per person is payable before a Memorandum of Sale is issued.

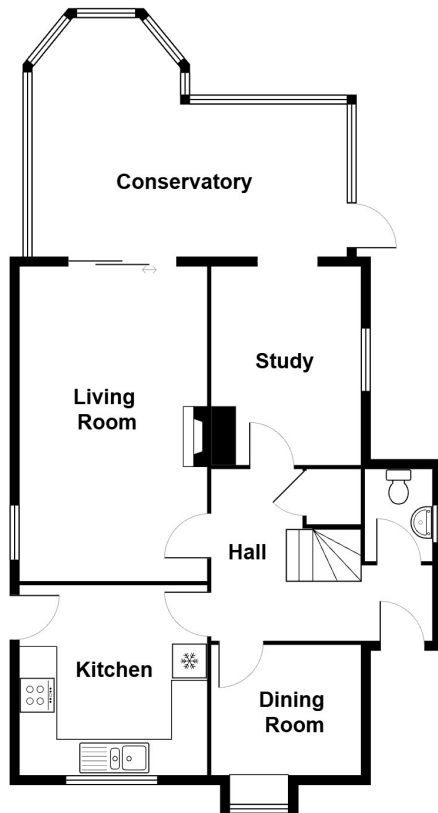
REFERRALS

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.

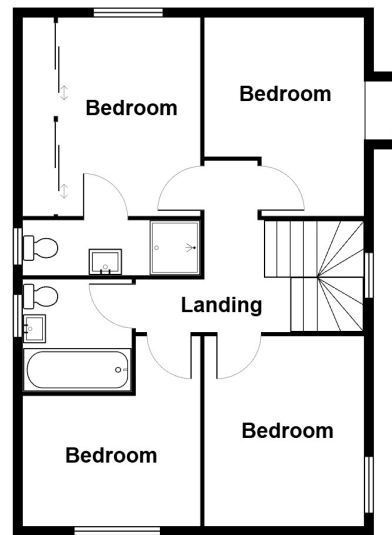


FLOORPLAN & EPC

Ground Floor
Area: 72.1 m² ... 776 ft²



1st Floor
Area: 50.7 m² ... 546 ft²



Total Area: 122.8 m² ... 1321 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.



AIW Energy Assessors Limited
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(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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