



10 Fifth Avenue, Chelmsford, CM1 4HD

£580,000

**\*\* SOUGHT AFTER 'AVENUES' LOCATION \*\* PLANNING PERMISSON GRANTED FOR REAR, SIDE AND SECOND FLOOR EXTENSIONS \*\*** Leonard Gray Estate Agents are delighted to present this EXTENDED, three bedroom SEMI DETACHED home with SOUTH FACING GARDEN IN EXCESS OF 160', situated in a POPULAR CUL-DE-SAC location, within WALKING DISTANCE TO CITY and STATION. Boasting THREE RECEPTION ROOMS, ample DRIVEWAY PARKING, a GROUND FLOOR CLOAKROOM, and DETACHED GARAGE, this property also offers CATCHMENT FOR GRAMMAR SCHOOLS close by.

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### LOCALITY INFORMATION

The property is conveniently located to the north of the city centre and is within easy walking distance of a local shopping parade with a Tesco store, Post Office and pharmacy. There are local schools in close proximity which include the highly esteemed King Edward Grammar for boys and Chelmsford County High school for girls. The City Centre is also easily accessible by foot, bus, or car; which enjoys the mainline Railway Station with fast services to London, and a wide variety of recreational and retail outlets, including a John Lewis department store, located in the recently constructed Bond Street quarter.

### WELCOMING ENTRANCE



The property commences with an attractive uPVC porch with pitched roof, part double glazed door and double glazed windows. The porch features tiled flooring and a solid wood part small-paned glazed door, giving access to a long entrance hall. In the hall, you find wood effect flooring, newly plastered walls and ceiling, a double radiator, obscured window to porch and a deep under stair storage cupboard.

### SITTING ROOM 13'10" into bay x 12'10" (4.24 into bay x 3.93)



Leaded light uPVC bay window to front, newly fitted carpet, newly plastered walls and ceiling, radiator,

feature fireplace with gas coal effect fire and attractive surround, wall lights.

### DINING ROOM 12'1" x 11'5" (3.70 x 3.48)



Radiator, wood effect flooring, newly plastered walls and ceiling, alcove shelving, and double-glazed patio doors to Garden Room.

### MODERN KITCHEN 11'6" x 7'3" (3.53 x 2.22)



Fitted with a good range of gloss units with soft close drawers and complementary worktops over. Newly plastered ceiling with spotlights. Featuring an integrated Neff oven/grill, four ring ceramic hob with stainless steel extractor hood over, one and one half stainless steel sink and drainer unit, space and plumbing for washing machine and dishwasher, space for a low level fridge, tall larder cupboard, concealed Worcester gas boiler, part tiled walls, radiator, uPVC double glazed window to side, part glazed doorway to rear lobby, wood effect flooring.

**GARDEN ROOM 11'0" x 5'3" (3.36 x 1.62)**



Brick built with uPVC double glazed windows and French doors to garden, tiled flooring, and open doorway to rear lobby.

**GROUND FLOOR CLOAKROOM**

A rear lobby with tiled floor and part double glazed uPVC barn door leads to the Ground Floor Cloakroom, with white low level WC, wall mounted blue hand basin, part tiled walls, tiled flooring and obscured uPVC double glazed window.

**LANDING**

Doors to all Bedrooms and Shower Room, newly plastered walls and ceiling, uPVC double glazed window to side, a ceiling hatch provides access to the loft, which we understand is laddered, part-boarded, insulated, and with light laid in.

**BEDROOM ONE 14'6" into bay x 8'10" to wardrobes (4.43 into bay x 2.7 to wardrobes)**



Leaded light uPVC double glazed bay window to front, radiator, generous range of fitted wardrobes.

**BEDROOM TWO 12'1" x 10'2" to chimney breast (3.70 x 3.12 to chimney breast)**



Fitted wardrobes, radiator, uPVC double glazed window to rear.

**BEDROOM THREE 7'10" x 7'4" (2.41 x 2.26)**



Radiator, leaded light uPVC double glazed window.

**SHOWER ROOM**



White suite comprising glazed shower unit with tiled

surround, pedestal wash basin, low level WC, radiator, tiled walls, built in airing/storage cupboard, two obscured uPVC double glazed windows. The ceiling to this room is currently in varnished wood. The current vendor had plans to update this, should the works to the loft extension have commenced, as the wall adjoining the Landing will be moved.

#### OUTSIDE



To the front of the property there is a brick laid driveway providing parking for at least two vehicles, with further parking to the side elevation, also leading to a garage and side gate.

At the rear, there is a beautifully landscaped circa 160' garden, commencing with a paved patio to the rear elevation, A paved pathway leads to a gravel garden, dressed with established shrubs and mature trees. Beyond, the lower garden is mainly laid to lawn with mixed mature borders.

#### FURTHER VIEW



#### LOWER GARDEN



#### GARAGE

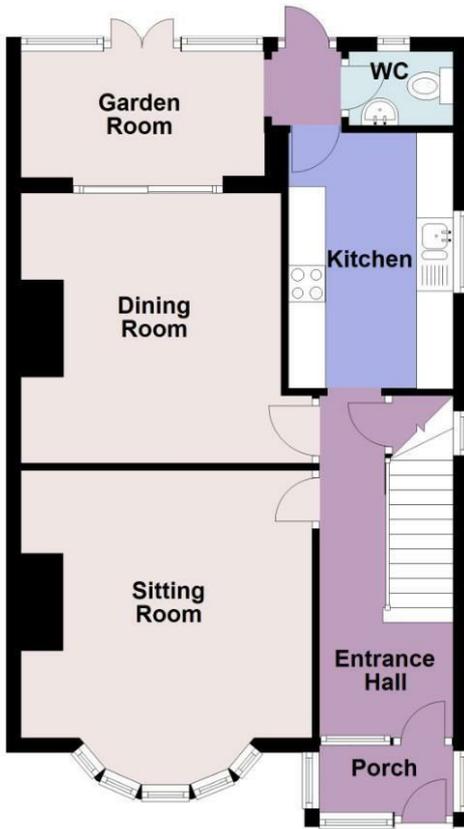


Part double glazed uPVC doors to front and side and two uPVC double glazed windows. Light and power laid in.

#### AGENTS NOTE

Current approved planning permission for this property can be found on Chelmsford City Council's Planning Permission website under reference: 25/00616/FUL

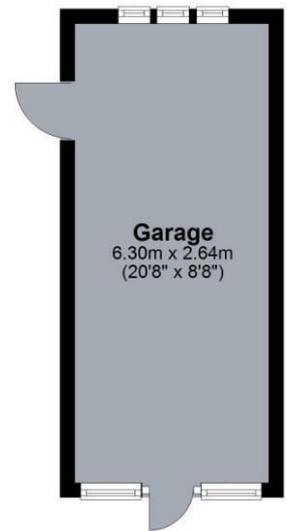
### Ground Floor



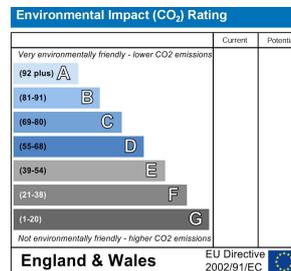
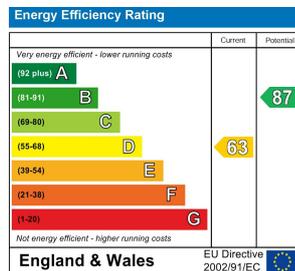
### First Floor



### Outbuilding



Total area: approx. 119.8 sq. metres (1289.6 sq. feet)



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