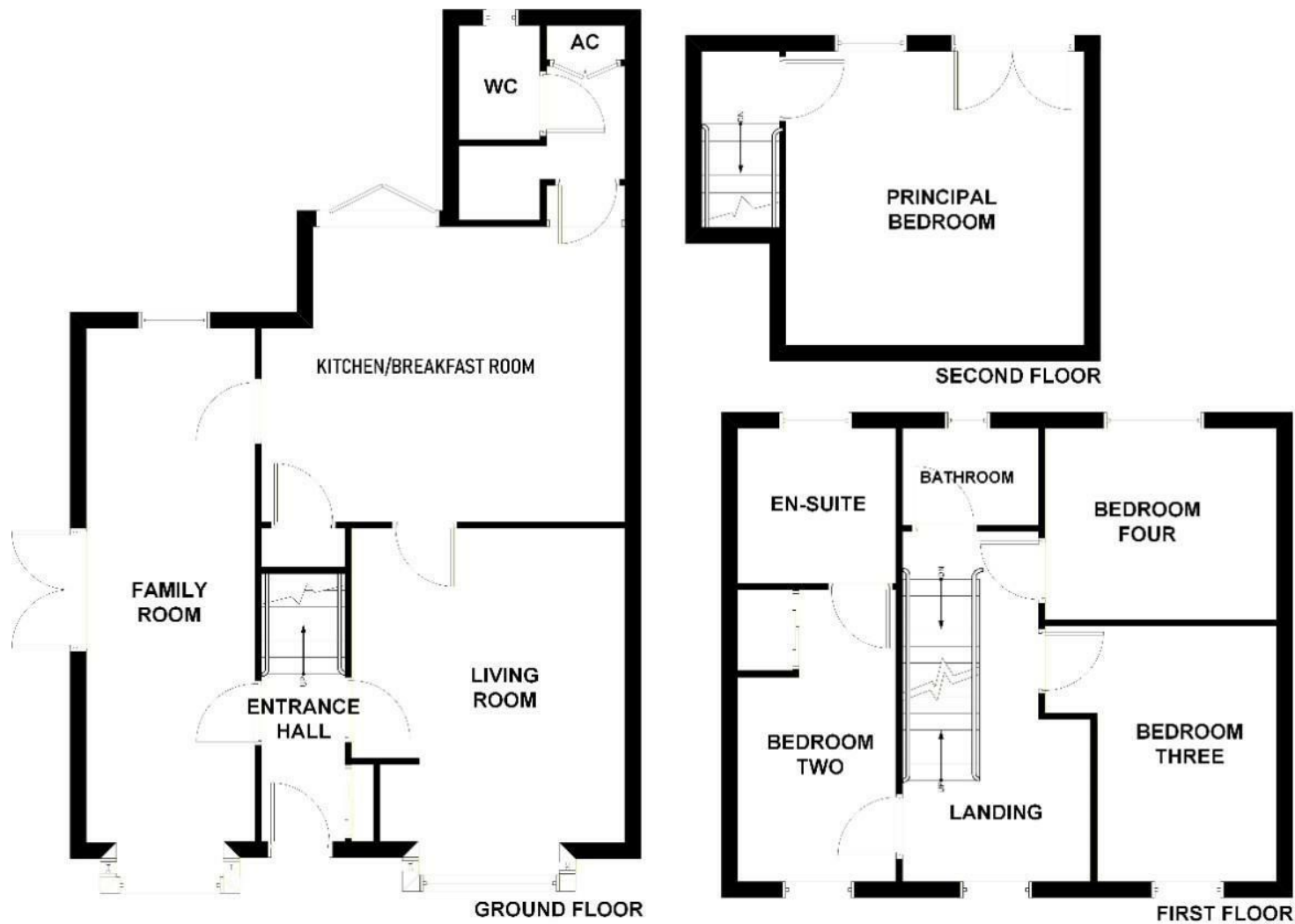


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DANIEL BREWER

Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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OLD CROFT CLOSE, GOOD EASTER, CHELMSFORD, ESSEX,
CM1 4SJ

OFFERS OVER £475,000



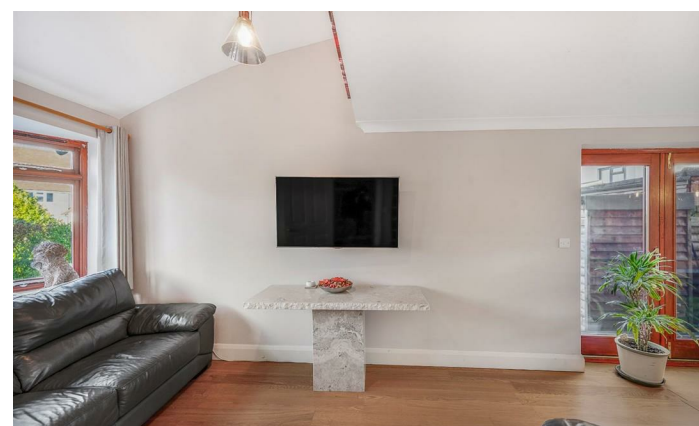
OLD CROFT CLOSE GOOD EASTER CHELMSFORD

Situated in the quiet and sought-after village of Good Easter, this substantial four-bedroom semi-detached family home offers approximately 2,024 sq. ft of versatile accommodation arranged over three floors.

The ground floor comprises a generous kitchen/breakfast room, a dining/family room, a separate living room, along with a utility room and cloakroom, providing excellent space for both family living and entertaining.

On the first floor are three well-proportioned bedrooms, including an en-suite to the second bedroom, a study area, and a family bathroom. The principal bedroom occupies the second floor, creating a private and spacious retreat.

Externally, the property benefits from wraparound gardens, complemented by a range of outbuildings, including a bar area and workshop, ideal for hobbies, entertaining, or home working.





Main Bedroom
14'1" x 14' (4.29m x 4.27m)
French doors to Juliet balcony, Velux windows to front aspect, eaves storage, built-in wardrobes, inset spotlights, radiator, power points.

Wraparound Gardens With Outbuildings
To the rear of the property is a resin patio area leading to an artificial lawn with a covered seating area. To the foot of the garden is a bar area with sliding doors, power and lighting. A lawn area wraps around the side/front of the property with a paved pathway leading to the front door and a resin pathway leading to the rear garden. The garden further benefits from a workshop, sheds, mature shrubs & trees and is fully enclosed.

- Four Bedrooms
- Semi-Detached Country Home
- Wraparound Gardens
- Various Outbuildings
- Countryside Views
- Approximately 2,024 Square Feet Of Accommodation
- En-Suite & Family Bathroom
- Kitchen/Breakfast Room
- Living Room & Dining/Family Room
- Utility & Cloakroom

Entrance Hall
Accessed via solid front door, wood effect flooring, power points, stairs rising to the first floor landing, doors to.

Dining/Family Room
27'3" x 8'5" (8.31m x 2.57m)
Windows to multiple aspects, French doors leading to side aspect, wood effect flooring, radiator, power points, door to.

Kitchen/Breakfast Room
17' x 15'7" (5.18m x 4.75m)
Base and eye level units with Oak working surfaces over, complimentary island with solid Oak working surfaces & breakfast bar area, inset 1 1/2 bowl sink with drainer unit, freestanding range style cooker with extractor over, integrated dishwasher, integrated full height fridge, integrated full height freezer, understairs storage cupboard, inset spotlights, glazed Atrium area, bi-folding doors leading to the rear garden, radiator, power points, part tiled walls, wood effect flooring, door to.

Utility Room
Base and eye level units with complimentary working surfaces over, space for washing machine, space for tumble dryer, power points, inset spotlights, door to.

Cloakroom
Windows to multiple aspects, W.C, wash hand basin.

Living Room
17'8" x 14'7" (5.38m x 4.45m)
Window to front aspect, feature fireplace with inset wood burning stove, radiator, wood effect flooring, T.V point, power points.

First Floor Landing With Study Area
Window to front aspect, radiator, power points, stairs rising to the second floor, doors to.





Bedroom Two
9'10" x 7'8" (3.00m x 2.34m)
Window to front aspect, radiator, power points, built-in wardrobe, door to.

En-Suite
Opaque window to rear aspect, enclosed shower with glass enclosure, twin wash hand basin, W.C, heated towel rail, inset spotlights, extractor fan, part tiled walls, tiled flooring.

Bedroom Three
11'11" x 9'3" (3.63m x 2.82m)
Window to front aspect, a range of fitted wardrobes & drawers, radiator, power points.

Bedroom Four
12'5" x 11' (3.78m x 3.35m)
Window to rear aspect, radiator, power points.

Family Bathroom
Opaque window to rear aspect, enclosed bath with mixer taps, separate rainfall head with additional attachment over, wash hand basin, W.C, heated towel rail, inset spotlights, extractor fan, [part tiled walls tiled flooring.

Second Floor
Door to.

