



**DANIEL BREWER**  
Bringing People and Property Together

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Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • www.danielbrewer.co.uk  
E-mail • info@danielbrewer.co.uk



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

OFFERS OVER £500,000





## 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.

