



George Wicks Way, Chelmsford, CM1

BUTLER & STAG



This impressive three-level family residence offers in excess of 2800 sq. ft. of thoughtfully designed living space, combining modern elegance with everyday comfort. Featuring four generously sized bedrooms and several versatile living areas, the home boasts premium finishes throughout, tailored for today's lifestyle.



Freehold

- Executive Family Home Spanning 2807 Sq. ft.
- Open Plan Lounge/Kitchen/Diner With Bi-Folding Doors To Garden
- Ground Floor W/C & Separate Utility Room
- Stunning Outbuilding/Bar With Air Conditioning
- Off-Street Parking With EV Charger & Double Length Garage With Front/Rear Electronic Roller Shutters
- Four Double Bedrooms/Four Bathrooms - Master Suite With Bespoke Walk-In Dressing Area & Balcony
- A Further Two Formal Reception Rooms
- Newly Landscaped Rear Garden With Feature Lighting
- External CCTV & Alarm Plus High Speed Mesh Internet System Throughout
- Short Walk To The Incoming Beaulieu Park Station & Stones Throw To New Hall School

The ground floor holds a striking open-plan layout combining the kitchen, dining, and lounge areas into a bright and welcoming space—ideal for family life and entertaining. A central island serves as the heart of the kitchen, which comes fully equipped with a double oven/microwave and integrated dishwasher. A recent extension allows space for a conveniently placed utility room. Expansive bi-fold doors open out to a newly landscaped garden featuring an extended patio, perfect for alfresco dining and social gatherings. The rear garden's main feature is detached outbuilding which has been converted into a no expenses spared bar with hot/cold air conditioning and bi-folding doors. The ground floor level also includes a spacious formal reception room, a convenient WC, and generous built-in storage.

Located on the first floor, the impressive primary suite offers a walk-in closet with custom shelving and drawers, a private en-suite shower room, and access to a secluded balcony. A spacious separate living room adds further entertainment space away from the main level, featuring a bespoke media wall and elegant wall paneling. A stylish family bathroom completes this floor. The top floor includes three additional bedrooms, one of which benefits from its own en-suite bathroom. This level also offers a generous eaves storage closet and a second family bathroom.

Of particular note, there are numerous additional features running throughout the home which include front/rear electric garage roller door shutters, air conditioning added to the outbuilding, High speed internet mesh system installed throughout including hard wiring to the outbuilding, a NEST smart heating system, and a full alarmed security system with external CCTV cameras.

Perfectly located just a stone's throw from The New Hall School, this home is ideal for families seeking a blend of elegance, functionality, and modern living.

Beaulieu offers a prime location with easy access to a range of local amenities, including shops, restaurants, and parks. The upcoming new GP surgery and train station add to its convenience. With its sophisticated design and luxurious features, this home is ideal for those seeking an upscale lifestyle in a vibrant and well-connected area. Beaulieu also offers an extensive network of footpaths and cycleways that connect its diverse housing areas. Spanning 176 acres, the community features a mix of formal parks, sports fields, play areas, community gardens, natural meadows, and allotments. With beautiful green spaces like The Great Park, The Heath, and The Chase, it's the perfect setting for family time, outdoor activities, and a healthy lifestyle, ensuring you're always close to nature.





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Approx. Gross Internal Area 260.8 Sq M (2807.2 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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