



Franklin Road, Chelmsford CM3 6NF
£660,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the picturesque village of North Fambridge which is located on the North bank of the River Crouch, opposite to South Fambridge. The village is well known for Blue House Nature Reserve owned by Essex Wildlife Trust. Along with its gorgeous scenic coastal and rural walks stretching to Burnham On Crouch and beyond. The village has its own hall for social events, a thriving marina and bar and of course The Ferry Boat Inn offering a restaurant, gardens and accommodation. For your commuting to London the railway station has early morning straight through trains to London Liverpool Street and thereafter, a change at Wickford and stops to all stations.

This extremely well presented four bedroom detached family home, built approximately 23 years ago offers very deceptive accommodation from first appearance.

Occupying a superb plot of 180ft giving a superb and large South facing garden.

The ground floor has an entrance porch and hallway, very spacious modern kitchen/dining room, lounge, snug/study and utility room (see details) and cloakroom/w/c.

The first floor offers four double bedrooms with the principal bedroom having an en-suite and a family bathroom.

As mentioned an excellent South facing large rear garden and to the front, a large drive for 6/7 vehicles to a garage space for storage only. (See details).

Entrance porch

Double glazed door to the porch with door to the hallway.

Hallway

A good size hallway with wood effect laminate flooring and radiator.

Cloakroom/w/c

Wall mounted hand wash basin with splash back tiling, close coupled w/c and radiator. Good size understairs storage cupboard and a double glazed window to the side.

Kitchen/dining room

21'8 x 8'7

The kitchen has a modern range of white high gloss eye level units, matching base units and drawers with

quality Quartz work tops over and inset sink. Free standing wine fridge/cooler, integral dish washer, fridge and freezer, inset five ring gas hob with above stainless steel extractor and built in double stainless steel oven and grill. Tiled flooring, double glazed window to the side with fitted blind, down lighting which continues into the dining area. This has ample room for a good size family table and chairs, double glazed French doors on to the South facing garden and a column style radiator.

Utility room

9'11 x 8'3

PLEASE NOTE part of the integral garage has been used to facilitate the utility room.

Plenty of space in here, wall mounted grey eye level units, plumbing for washing machine, space for tumble dryer, fridge/freezer. Space for coats, shoes, boots and general storage.

Lounge

15'7 x 12'3

The lounge has a lovely view down the large South facing garden from the double glazed French doors to the rear. Two television points and a large and neat fitted skirting board radiator running off the oil central heating system.

Snug/study/reception room of choice.

9'9 x 8'7

A totally versatile room whether a snug, dining room, study or room of your choice. Television point, radiator and a double glazed window to the front with fitted blind.

Landing

Double glazed window to the side with fitted blind, linen cupboard with radiator and loft access.

Principal bedroom en-suite.

12'3 x 12'2

A lovely size double room with plenty of space for your bedroom furniture, television point and radiator. Double glazed window overlooking the rear garden with a fitted blind.

En-suite. Walk in shower cubicle, w/c with built in cistern and dual flush, hand ash basin with vanity cupboards below. Down lighting, expel air, white heated towel rail and a double glazed window to the side with fitted blind.

Bedroom two

15'8 x 8'7

All the bedrooms are good size double rooms with space for bedroom furniture. Television point, radiator and a double glazed window with fitted blind overlooking the rear garden.

Bedroom three

11'8 x 10'4

Walk in dormer double glazed window with fitted blind to the front, television point and radiator.

Bedroom four

10'5 x 9'4

Double glazed window to the front with fitted blind, radiator and television point.

Bathroom

Part tiled and tiled flooring with a large over size walk in shower with a pumped ceiling rain shower and hand held shower. Vanity surround incorporating the hand wash basin and w/c, chrome heated towel rail and a double glazed window to the side with fitted blind.

South facing rear garden.

plot 180 ft

Positioned on a superb 180 ft plot giving the property a superb large South facing garden to enjoy those hot summer days. If you are a keen gardener or just love your outside space, then this should tick all the boxes. Commencing with a large artificial decked sun terrace/entertaining area, with outside power sockets and wall mounted security sensor lights. To one side a path with water tap and gate to the front, the opposite side has a potting shed and access from the front to store your Calor gas bottles or the gas hob.

The garden is very neatly laid to lawn with a border stretching down one flank, with an array of established plants, shrubs, trees and flowers, the opposite has a artificial decked path leading to a Laurel hedge and arch. This part of the garden is laid to lawn with a superb summer house and bar with power and light and a artificially decked terrace (please see photographs).

Drive/parking to part garage/storage

The drive and parking to the front will accommodate a good 6/7 vehicles, offer space for a camper/caravan or similar, leading to the part integral garage. PLEASE

NOTE we have mentioned the garage has been partially converted to accommodate the utility room, now leaving space for bikes and storage.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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