



Nipsells Chase, Chelmsford CM3 6EJ  
£495,000

To view this property call  
01621 734300

**SJ WARREN**  
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## The accommodation comprises

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Located in the village of Maylandsea which has an array of shops, restaurants, two doctors surgeries, primary school and a marina with some wonderful coastal walks.

This three bedroom detached bungalow is incredibly deceptive from first appearance, PLEASE SEE the photographs and video tour to appreciate the plot and accommodation on offer.

The bungalow has subject to the required alterations and any consents required an area that would be IDEAL TO ACCOMADATE AN ANNEXE OR SIMILAR (see details).

Commencing with an excellent size entrance porch, large utility room with courtesy door to the garage, spacious lounge, conservatory and a generous kitchen/dining room.

All the bedrooms are doubles and there is a family bathroom also with a shower.

Externally the rear garden is an excellent size 58 ft x 58 ft side access to both sides, one of which has an office and storage or potential space to extend (stp) and to the front an impressive frontage including the drive which will park 6 vehicles measuring 52 ft x 58ft and again offering potential here to extend the property(stp).

### Entrance porch

7'7 x 5'9

Double glazed entrance door and side screen window to the porch which is an excellent size. PLEASE NOTE this along with the large utility room which also has access to the garage. Potentially offering an ideal area to convert into a good size annexe or similar (stp).

PLEASE ALSO note there again subject to planning is space to extend to the front of the property and the right hand flank.

This area could easily then be separated by a door from the existing hallway.

### Utility room

11'8 x 7'9

This is a good size room with base units and work surface over and plumbing for a washing machine. floor mounted oil boiler for hot water and heating ( not tested. ) Tiled flooring built in airing cupboard with lagged water tank, courtesy door to the garage, radiator and a double glazed window to the side.

### Hallway

The hallway has wood effect flooring, radiator and loft access.

### Kitchen/dining room

18'3 x 11'8

This is a spacious room with the kitchen having an extensive range of white high gloss eye level units, matching base units and drawers with granite effect work surfaces over. Plumbing for dish washer, integral fridge, inset stainless steel sink, inset electric hob with above extractor and a built in double fan oven, tv point and radiator. Plenty of space for a good size family table and chairs, tiled flooring and down lighting, double glazed window to the side and a double glazed door to the rear and conservatory.

### Conservatory

12'6 x 8'6

Double glazed with tiled flooring.

### Lounge

19'7 x 12'5

A generous size room backing the rear garden with a sandstone fireplace and pebble flame fire, radiator and television point. Double glazed sliding doors to the rear and a continuation of the wood effect flooring from the hallway.

### Bedroom

12'6 x 12'4

All the bedrooms are good size double rooms, with this room having fitted mirrored sliding door wardrobes to one wall. Double glazed window to the front and radiator.

### Bedroom two

12'5 x 8'2

Another nice size double room with television point, radiator and a double glazed window to the rear.

### Bedroom three

11'3 x 8'8

The third double bedroom has a double glazed window to the front and radiator.

### Bathroom

11'8 x 6'6

Plenty of space in here with a panelled bath and center taps, walk in shower cubicle, close coupled w/c and a pedestal hand wash basin. Tiled flooring and walls, down lighting, chrome heated towel rail, expel air and a double glazed window to the side.

### Rear garden

58 ft x 58 ft

The bungalow has an excellent size garden to enjoy, commencing with a patio/entertaining area and further sun decked terrace to the rear corner of the garden. Neatly laid to lawn and unoverlooked with close board fenced boundaries, a summer house/office or gym with double glazed window and door, power and light and its own consumer box. Two side accesses one of which has a gate to a path, water tap and storage area and further gate leading to the front. The opposite access has an office 7'2 x 7'4 with power and light and its own consumer box and an attached storage space. PLEASE NOTE IF NOT REQUIRED THIS SPACE POTENTAILLY OFFERS AN AREA TO EXTEND (STP)

### Frontage including the driveway

52 ft x 58 ft

The driveway is a double and offers parking for a good 6 vehicles, the remaining frontage is to lawn offering potential for even more parking, or to extend (stp)

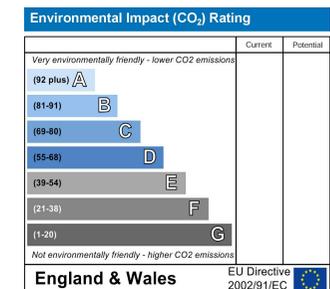
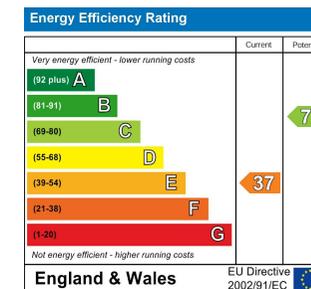
### Agents note

PLEASE NOTE the bungalow is very deceptive from first appearance and it offers a lot of potential not only to extend but to offer a potential annexe (stp)



**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.



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