



Franklin Road, Chelmsford CM3 6NF  
£650,000

To view this property call  
01621 734300

**SJ WARREN**  
[www.sjwarren.co.uk](http://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.

Sitting on a superb plot with a rear garden backing fields in excess of 110 ft. This incredibly spacious four bedroom semi detached house offers a wealth of very deceptive accommodation. The property throughout is offered in the most stunning standard as depicted in the photographs and video tour.

The ground floor has a bright and airy entrance hallway, a large lounge, an impressive kitchen, dining room, superb size conservatory and a ground floor bedroom or reception room of your choice along with a gorgeous high specification bathroom. The first floor has a good size landing with window seat looking onto farm land, three further bedrooms with the principal bedroom having an en-suite. Externally an excellent 110 ft rear garden backing farm land with an outbuilding in excess of 29 ft. To the front a drive which extends to the side for multiple vehicles and the remaining frontage laid to lawn.

### Entrance hallway

Double glazed entrance door to a bright and airy hallway with tiled flooring, down lighting, part panelled walls and a white column style radiator.

### Lounge

24'5 x 9'7

PLEASE NOTE as mentioned the property throughout has been fitted, decorated and kept to a high standard throughout. This room is an excellent size with a feature entertainment wall for television, sound bar and an oversize remote control log effect electric flame fire below with built in cupboards ether side with marble tops. Double glazed bay window to the front with fitted blind and a white column style radiator and Herringbone wood effect flooring.

### Dining room

13'8 x 11'1

The dining room is open plan to the conservatory and offers bags of space for family meal times and entertaining. Wood effect flooring, white column style radiator and a good size understairs storage cupboard.

### Kitchen

11'1 x 10'7

The kitchen has a range of modern cream high gloss eye level units with underlighting and back tiling, matching base units and drawers with two pull out spice rack and wood effect work surfaces over. One and a half stainless steel sink, Belling electric range cooker with above extractor, space for a fridge/freezer, down lighting and wood effect flooring.

### Conservatory

22'9 x 7'6 ext 13'4

This is a great addition and useable all year round. Double glazed with heat sun reflective glass roof and double doors opening onto the garden. Plinth with down lighting. Wood effect flooring continuing from the dining room, white column style radiator and to one end a matching to the kitchen cream base unit with wood effect work top and plumbing for washing machine and dish washer.

### Bedroom or reception room of choice.

12'9 x 10'9

Whether a really good size double bedroom or reception room of your choice, ideal for guests with the bathroom opposite. Recess with concealed wiring for television, wood effect flooring, white column style radiator and a double glazed bow window to the front.

### Bathroom

Fitted to a very high specification with part porcelain stone effect tiling, panelled bath with Antique style finish taps and rain shower/screen, free standing circular sink with vanity cupboards below again with Antique style finish taps and a close coupled w/c. Down lighting, expel air, Antique style finish towel rail and a double glazed window to the side with fitted blind, Herringbone effect tiled flooring.

### Landing

The landing has a double glazed window to the rear

with window seat overlooking farm land, part wood panelled white washed ceiling and exposed ceiling beams.

### Principal bedroom en-suite

18'2 x 12'5

This is a gorgeous main bedroom with a feature led light window and white shutter blind to the landing, double glazed windows to both sides with white shutter blinds, bringing in lots of natural light. Two sets of fitted double wardrobes with above bridging cupboards to one wall, two radiators both with decorative covers.

En-suite Walk in shower cubicle, close coupled w/c, hand wash basin with vanity drawers below, down lighting and expel air.

### Bedroom

20'6 x 11'2

Another superb size double bedroom with a part vaulted ceiling, wood effect flooring, double glazed window to the front and rear with views across open farm land and both with white shutter/blinds. Eaves storage cupboards, television point, radiator feature panelled wall and part exposed brick work.

### Bedroom

9'5 x 5'9

Eaves storage cupboards, wood effect flooring, exposed ceiling beams, radiator and a double glazed window to the side with white/shutter blind.

### Rear garden

in excess of 110 ft

If you enjoy your outside space and entertaining, then this impressive size garden should tick all the boxes. Commencing with a large shingle seating area which extends to drive to the side of the property via double gates to the front, also with a newly fitted outside oil boiler and water tap.

There is a gate and picket fence to the main garden which is neatly laid to lawn with some surrounding planting, to the rear a substantial porcelain tiled entertaining area, ideal for your BBQ and to relax with a pergola and solar lighting.

### Frontage and driveway

The property has a drive to the front for multiple vehicles extending to the side as mentioned, with the remaining frontage laid to lawn.



#### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Franklin Road, Chelmsford CM3 6NF  
£650,000

To view this property call  
01621 734300

**SJ WARREN**  
www.sjwarren.co.uk

