Whirledge & Nott

Land • Property • Development

Detached: Chelmsford | Monthly £4,000

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

Attractive modern five bedroom detached house situated in a rural location to the west of Chelmsford.

Available Now

DETAILS

LOCATION

The property is located in a rural position off a private gated lane accessed from Roxwell Road (A1060). The house is set on its own, in attractive gardens with pleasant rural views.

ACCESSIBILITY

The location, whilst rural, provides good road links via the A1060. Chelmsford City Centre, with its excellent schools, shopping and recreational facilities and main line rail links lies approximately 3.1 miles to the east. The villages of Writtle and Roxwell are located approximately 1 mile and 1.8 miles respectively.

THE PROPERTY

All the accommodation to ground floor has underfloor heating. The remainder of the house is heated by oil fired radiators.

RICS®

The accommodation is set over three storeys and comprises:

Ground Floor

- Entrance Door leading to tiled Hallway with stairs rising off to first floor. Doors to Lounge, Kitchen/Diner, Study and Ground Floor Cloakroom.
- Separate entrance via side, partly glazed Porch leading to Utility Room with Kitchen/Diner beyond.
- **Lounge** 9.00m x 4.30: Light and airy with triple aspect windows, brick fireplace with open fire, wooden flooring.
- **Kitchen/Diner** 6.60m x 3.00m: Floor and eye level units with granite worktops, built in electric hob with oven below and granite splashback, separate built-in oven, white sink and drainer, door to rear garden.
- **Utility Room** 2.30m x 1.90m: Sink and drainer, space for white goods, door to side.
- **Study** 2.70m x 2.10m: Window to front.
- **Ground Floor Cloakroom** 1.60m x 2.00m: Sink and wc.

First Floor

- **Bedroom Two** 4.30m x 2.90m: Window to rear.
- **En Suite** Shower Room: Shower cubicle, wash hand basin and wc.
- **Bedroom Three** 4.30m x 3.20m: Double aspect windows.
- **Bedroom Four** 4.10m x 2.80m: Double aspect windows.
- **Bedroom Five** 3.80m x 2.10m: Double aspect windows.
- **Family Bathroom**: Large airing cupboard, panelled bath, separate shower cubicle, wash hand basin, wc.

Second Floor

- **Master Bedroom** 6.40m x 3.70m (max - some restricted height): Double aspect windows and Velux window. Air conditioning.
- **Dressing Room**.
- **En Suite** Bathroom: Panelled bath, separate shower cubicle, wash hand basin, wc.

OUTSIDE

There are attractive fenced gardens with shingle patio area to the rear elevation and paved patio to the base of the garden.

GARAGING AND PARKING

There is a large shingle driveway providing ample parking. The property benefits from a double garage measuring 6.00m x 6.00m, which has been split in two to provide a utility area to one side and garage area to the other. Stairs lead to a boarded loft area suitable for storage purposes.

ADDITIONAL LAND

Additional land adjacent to the property could be made available by separate negotiation.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

TOWN AND COUNTRY PLANNING

The Local Planning Authority is Chelmsford City Council.

The property is subject to a restriction limiting the occupation of the dwelling to a person solely or mainly employed, or last employed, in the locality in agriculture/horticulture as defined in Section 290 of the Town and Country Planning Act 1970, or a dependant of such a person residing with him or her, or a widow or widower of such a person. For further details please contact Whirledge and Nott.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

SERVICES

We understand that mains water and electricity are connected and there is private drainage. The property has oil fired central heating and underfloor heating. The property has the benefit of a burglar alarm and wired smoke detectors.

COUNCIL TAX BAND

The property is assessed as Council Tax Band G.

ENERGY PERFORMANCE CERTIFICATE

The property is classed as Band C.

TERMS

The property is to be let on an Assured Shorthold Tenancy. A five week deposit of £4,602 is required and will be held in accordance with the terms of the Tenancy Deposit Scheme. Rent will be paid monthly in advance by standing order.

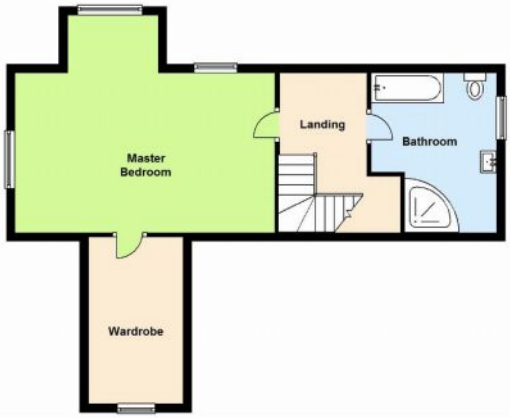
PETS

Pets will be considered at the discretion of the landlord. An additional deposit may be required.

REFERENCES

The tenant will be required to provide Whirledge and Nott with the necessary details for referencing. Referencing will include credit checks and all character and employer references.

Ground Floor

First Floor

Second Floor