



4 Canons Close, Bicknacre , Essex CM3 4HS
£530,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Presented to a high order is this very good size detached family home. Located within this most favoured village with shops, primary school, bus services and the popular White Elm Garden centre with it's shopping village and petting zoo. Along with four double bedrooms there is a bathroom and separate shower room (both with modern white suites) to the first floor. On the ground floor is a lounge with full glazing overlooking the garden, large dining room, kitchen breakfast room and a cloakroom. Externally, there is a brick driveway providing parking for at least 5 cars, garage with electric roller shutter door and a most private rear garden with a large sun terrace. Including gas radiator central heating, an open fireplace and a staircase featuring Canadian Oak and glass balustrades. If desired, the layout of the house downstairs lends itself to re-design including the possible relatively easy conversion of the garage to living accommodation, subject of course to the necessary consents. Energy rating D.

Location Note

Bicknacre is nestled between Chelmsford and South Woodham Ferrers with both offering regular train services to London Liverpool Street. There is easy access to Chelmsford which offers everything you would expect from a thriving city centre. Major roads throughout the county are just a short drive away making Bicknacre a popular choice for anyone looking to commute. There is a favoured village primary school along with convenience shops. Regular bus services to Danbury, Maldon, Chelmsford & South Woodham Ferrers.

FIRST FLOOR

Master Bedroom 15'4 x 10'3 (4.67m x 3.12m)
Window to front and radiator.

Bedroom Two 11'1 x 10'6 (3.38m x 3.20m)
Window to rear and radiator. Double built-in wardrobe.

Bedroom Three 11'1 x 10'6 (3.38m x 3.20m)
Window to rear and radiator. Double built-in wardrobe.

Bedroom Four 10'10 x 10'6 (3.30m x 3.20m)
Window to rear and radiator. Double built-in wardrobe.

Family Bathroom

Obscure glazed window to side, chrome ladder radiator. Suite comprising bath with modern tap unit and shower attachment, wash hand basin set onto storage unit. Fully tiled walls and tiled floor.

Shower Room

Obscure glazed window to side, chrome ladder radiator. Suite comprising shower cubicle with rainfall shower head, wash hand basin and wc. Fully tiled walls and tiled floor.

Landing

Large built-in airing cupboard, obscure glazed window to side. Access to roof space with loft ladder and light. Stairs with feature Canadian oak handrails, newel posts and glass balustrades.

GROUND FLOOR

Entrance Porch
UPVC entrance door with side window, door to:

Dining Room 12'8 x 8'9 (3.86m x 2.67m)
Bow window to front, radiator, door to:

Hallway
Two built-in storage cupboards, double radiator, doors to:

Cloakroom

Obscure glazed window to side, chrome ladder radiator. Suite comprising wash hand basin set onto storage unit, wc. Fully tiled walls and tiled floor.

Kitchen Breakfast Room 12'2 x 10' (3.71m x 3.05m)

Two windows to side and fully glazed door to side. One and half bowl sink unit set into laminate work surfaces with breakfast bar. Extensive range of fitted base and wall units with drawers. Space for washing machine, dishwasher and fridge freezer. Radiator.

Lounge 21'1 x 10'9 (6.43m x 3.28m)

Feature full height windows across the rear of the lounge overlooking the rear garden. Matching double doors to the garden. Open fireplace and double radiator.

EXTERIOR

Front

Brick driveway providing parking for up to six cars. Access along both sides of the house to rear garden.

Garage 18' x 8' (5.49m x 2.44m)

Electric roller shutter door, power & light, boiler fuelling hot water and central heating. Personal door to side.

Rear Garden

Large paved terrace leading to lawn garden. Various mature tress and shrubs providing complete privacy. Timber store shed and built-in store cupboard to side of house.

Agents Note

There is a small flat roof above the garage and porch which was replaced about 4 years ago with EPDM Rubber. The new roof has a 20 year guarantee.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

