

**FOR SALE**



**Canons Close, Bicknacre**  
**Guide Price £425,000 to £435,000**

  
**MARTIN & CO**



## Canons Close, Bicknacre

Guide £425,000 - £435,000

- EXTENDED DETACHED FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- GROUND FLOOR CLOAKROOM WC
- SPACIOUS EXTENDED LOUNGE
- SEPERATE DINING ROOM
- SOUTHERLY ASPECT REAR GARDEN
- AMPLE PARKING & GARAGE

**GENERAL DESCRIPTION** Fantastic opportunity to acquire this extended part refurbished FOUR BEDROOM DETACHED house, at the END OF CUL-DE-SAC, with SOUTHERLY APSECT REAR GARDEN and TERRACE/BALCONY to rear bedrooms. This extended property offers spacious accommodation including a lounge almost 20 foot by 17 foot, and main bedroom over 15 foot long. The property has four good sized bedrooms, ground floor cloakroom, four piece bathroom with bath and separate shower, upgraded heating and hot water with unvented pressurised system with facility to feed in from solar panels. Outside to the front is a wide driveway providing ample off road parking as well as a integrated single garage. There is spacious side access providing additional storage space, leading to the rear garden.

The rear garden enjoys a southerly aspect, and is currently divided into two areas by brick wall, with mainly grass and shrubs to one part, and paving and covered storage to the other part.

The property is part refurbished and requires finishing, ideal for buyers who want to put their own stamp on a property.

The Village of Bicknacre has local shops, public houses, schooling, children's nurse, garden centre, and bus staging points. Danbury is a few minutes



drive surrounded by woodland, with village amenities, Chelmsford City is only 10 minutes drive with its main line railway link to London Liverpool Street, and South Woodham Ferrers a few minutes drive with Sainsbury and Asda Supermarkets, sports centre and swimming pool, schools and other amenities.

**ENTRANCE LOBBY** UPVC part glazed entrance door with glazed side lights, door to:

**DINING AREA** 12' 8" x 9' 0" (3.86m x 2.74m) UPVC double glazed window to front, radiator, replacement plaster board to walls and ceiling, wall mounted recently replace Worcester gas boiler, laminate wood flooring, door to:

**LOUNGE** 19' 10" x 17' 0" (6.05m x 5.18m) Spacious extended room, with triple UPVC double glazed sliding doors to rear, double glazed window to side, feature brick fireplace, two radiators, coving to plastered ceiling, laminate wood effect flooring,

**KITCHEN** 12' 2" x 9' 7" (3.71m x 2.92m) UPVC double glazed window and part glazed door to side, the rest fitted with a range of eyelevel and floor standing units providing cupboards and drawers, fitted worktop, white enamel one and a half bowl sink unit and drainer with mixer over, space and plumbing for washing machine and space for fridge and freezer, smooth plastered ceiling.

**INNER HALLWAY** Built in storage cupboard, stair flight leading to first floor, laminate wood effect flooring, smooth plastered ceiling door to:

**CLOAKROOM WC** UPVC obscured glass double glazed window to side, close coupled wc, wall mounted wash hand basin, part tiled walls and tiled flooring.

**LANDING** UPVC double glazed obscured glass window to side, access to loft via ladder. Loft space is insulated. Built in airing cupboard housing pressurised water tank on unvented system, stairs to ground floor.



**MAIN BEDROOM 15' 6" x 10' 4" (4.72m x 3.15m)**  
UPVC double glazed window to front, radiator, stripped wooden floorboards, coving to smooth plastered ceiling, coving and re-plastered walls (require painting to finish).

**BEDROOM TWO 10' 10" x 10' 6" (3.3m x 3.2m)**  
UPVC double glazed window and door opening onto timber decked balcony/ terrace, laminate wood effect flooring, radiator, smooth plastered ceiling.

**BEDROOM THREE 10' 10" x 10' 5" (3.3m x 3.18m)**  
UPVC double glazed window and door opening onto timber decked balcony/ terrace, laminate wood effect flooring, radiator, smooth plastered ceiling.

**BEDROOM FOUR 10' 6" x 9' 9" (3.2m x 2.97m)**  
UPVC double glazed window to front, radiator, laminate wood effect flooring, smooth plastered ceiling.

**BALCONY / TERRACE** Timber decked terrace/ balcony across the rear of the house, with access from bedroom two and three, iron balustrade. The timber decking is in need of repair/ replacement.

**FAMILY BATHROOM WC** UPVC double glazed obscured glass window to side, spacious bathroom with four piece suite comprising panel enclosed corner bath with mixer shower attachment, close coupled wc, pedestal wash hand basin, walk in shower with fixed glass screen, large rain shower head, tiled walls and tiled flooring.

**FRONT AND DRIVEWAY** The frontage is mainly concreted proving ample parking, with beds for shrub to the edge, timber fence to part of front boundary, the front extends down one flank of the property providing additional storage space as well as access to the rear via iron gate. Access to the garage.

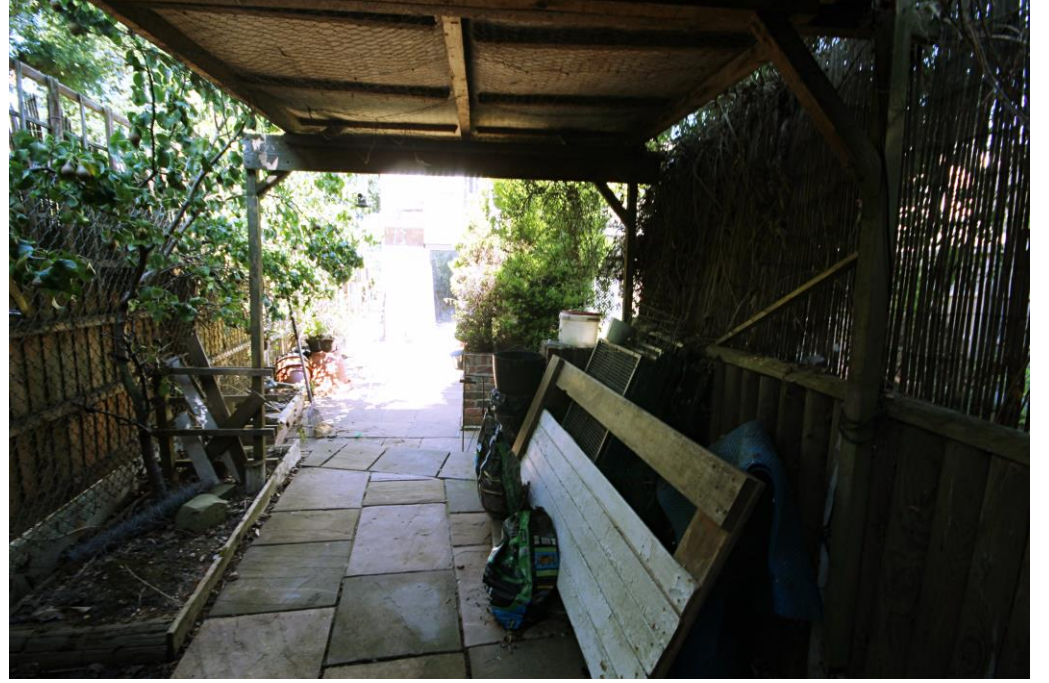
**GARAGE** Integrated garage accessed via up and over

door under canopy porch, power and light connected.

**REAR GARDEN** The rear garden enjoys a Southerly aspect and has been divided into two areas by raised brick dividing wall, with immediate Indian Sandstone patio across the rear of the property, with steps up, access to the walled garden section which is mainly laid to lawn along with various shrubs. The remaining section is mainly paved leading to a covered area to the rear of the garden with large timber storage shed. There is an exterior water tap.









All measurements are approximate and for display purposes only.

## Martin & Co Danbury

Unit 3 The Spinney • 121 Main Road • Danbury • CM3 4DL  
 T: 01245 225525 • E: danbury@martinco.com

**01245 225525**  
<http://www.martinco.com>



**Accuracy:** 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 including but not limited to carpets, fixtures and fittings 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. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent 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.