

FOR SALE



Danbury Vale, Danbury
Guide Price £755,000 to £765,000


MARTIN & CO

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- DETACHED HOUSE
- POTENTIAL TO EXTEND (PREVIOUS PLANNING)
- THREE RECEPTION ROOMS
- SPACIOUS ENTRANCE HALLWAY
- KITCHEN & UTILITY ROOMS
- REAR AND SIDE GARDENS
- DETACHED DOUBLE GARAGE



A substantial very well maintained and presented light and airy FOUR bedroomed Detached House, with potential to EXTEND (planning 90/1810 now lapsed). The property is situated at end of a cul-de-sac, set well back, and benefits from large private block paved driveway with shared drop kerb access, double detached garage, front, rear, side and lower gardens. The accommodation comprised spacious entrance hall, cloakroom wc, kitchen/breakfast room, utility room, lounge, dining room and study/ office. Upstairs off the part galleried landing are four good sized bedrooms, three with built in storage, an ensuite bathroom and a spacious family bath/shower room. Outside as mentioned there is a well screened very well maintained rear garden that wraps around the side of the property, with access down both flanks to the front where there is a block paved driveway with shared access providing off road parking as well as access to the double garage.

The property is within easy reach of Danbury village centre. The village of Danbury offers many facilities including sought after schooling nearby including Elm Green and Heathcote preparatory schools, St Johns C of E school, and the well know Danbury Park Community Primary School. There are local shops including Tesco express, Co-op and Boots, a medical centre, dentist, veterinary surgery, coffee shops,

sports centre, choice of churches and public houses to name just a few. Danbury is surrounded by managed woodland and is a haven for wildlife. The Park and Ride to Chelmsford City centre is just a short drive away, as well as access to the A12 and A130.

The property has been carefully maintained and provides good sized accommodation, along with the potential to extend, therefore early viewing is highly recommended.

ENTRANCE HALL 12' 4" x 9' 1" (3.76m x 2.77m) plus recess. Accessed via double glazed door with UPVC double glazed side lights to either side, opening up into the spacious hallway, with UPVC double glazed window to front and radiator. There is a wall mounted alarm panel control pad as well as a Hive smart heating and hot water system controller, full height built in cloak cupboard, coving to textured ceiling, stairs leading to the first floor.

STUDY/OFFICE 7' 10" x 7' 1" (2.39m x 2.16m) UPVC double glazed window to front, bespoke wall mounted book and CD shelving units to remain, radiator, coved cornice to textured ceiling.

CLOAKROOM WC UPVC frosted glass window to side, recessed wash hand basin set onto vanity unit with storage beneath, flush wall mounted recessed mirror, wc, ladder style towel radiator, Travertine tiling to floor and walls, textured ceiling with inset downlighters.

LOUNGE 21' 7" x 12' 2" (6.58m x 3.71m) Triple aspect room, light and airy with UPVC double glazed windows to front and rear aspects with radiators beneath, UPVC double glazed French doors opening to side garden, feature brick fireplace with granite hearth and inset free standing Stovax wood burner, coved cornice to textured ceiling, door to hall and glazed double doors

DINING ROOM 12' 5" x 12' 1" (3.78m x 3.68m) Good proportioned room with UPVC double glazed French doors to rear with double glazed sidelights, radiator, coved cornice to textured ceiling, door to hall and glazed double doors to lounge.



KITCHEN/BREAKFAST ROOM 15' 7" x 10' 11" (4.75m x 3.33m) UPVC double glazed windows to rear and double glazed door to side. The rest fitted with a range of eye level and floor standing units providing ample cupboard and drawer storage, fitted worktops which extend to a breakfast bar. There is an inset one and a half bowl acrylic sink unit with mixer tap over, inset 5 ring gas hob with concealed extractor above, built in CDA double oven and grill, space and plumbing for dishwasher (to remain), water softener, integrated fridge and full height freezer, tiled flooring and tiled walls, radiator, coved cornice to textured ceiling with inset downlighters, door to:

UTILITY ROOM 7' 8" x 5' 5" (2.34m x 1.65m) UPVC double glazed window to side, fitted worktops with space and plumbing for washing machine and vent for tumble drier, space for additional under counter appliances, wall mounted gas fired boiler (we are advised this is regularly serviced), tiled flooring, tiled walls, coved cornice to textured ceiling.

LANDING Part galleried and spacious with UPVC double glazed window to front, access to all principal rooms, airing cupboard housing hot water tank, access to loft space via a loft ladder. The loft is part boarded and has lighting.

MAIN BEDROOM 19' 5" x 11' 10" (5.92m x 3.61m) UPVC double glazed window to rear and also to side, spacious room with two built in flush wardrobe cupboards, radiator, coving to textured ceiling, door to ensuite bathroom:

ENSUITE BATHROOM 7' 9" x 6' 9" (2.36m x 2.06m) UPVC double glazed obscured glass window to front with white freestanding claw footed bath with telephone style mixer tap with hand held shower attachment, wash hand basin set onto vanity unit with storage beneath, flush fitted wall mirror, wall mounted double storage cupboard, close coupled wc, ladder style towel radiator, shaver point, fully tiled walls, laminate wood effect flooring, textured ceiling with inset downlighters.

BEDROOM TWO 12' 2" x 11' 9" (3.71m x 3.58m) UPVC double glazed window to rear, built in wardrobe cupboards along one wall with sliding doors, radiator, coved cornice to textured ceiling.

BEDROOM THREE 12' 2" x 10' 1" (3.71m x 3.07m) UPVC double glazed window to rear, built in wardrobe cupboards with sliding doors, radiator, coved cornice to textured ceiling.

BEDROOM FOUR 9' x 9' 1" (2.74m x 2.77m) UPVC double glazed window to front, radiator, coved cornice to textured ceiling.

MAIN BATHROOM/SHOWER 12' 2" x 7' 9" (3.71m x 2.36m) UPVC obscured glass double glazed windows to front and to side, suite comprising enclosed shower with glass screen doors, wash hand basin set onto vanity unit with cupboard and drawer storage including pull out linen basket, wall mounted flush fitted mirror, wc with concealed cistern, two ladder style towel radiators, Travertine tiling to floor and walls, textured ceiling with inset downlighters.

FRONTAGE AND DRIVEWAY The property is set well back off the road at the end of a cul-de-sac, with spacious private block paved double driveway with shared drop kerb access. The front garden has a lawn area with shrubs and small trees, a timber shed (to remain) and an external water tap. There is access to the double garage, the property main front door, as well as timber side gate access to rear garden down each flank.

DOUBLE GARAGE Double garage with twin electrically operated roller shutter doors, with downlighters, pitched and tiled roof providing ample eaves storage, which is part boarded. Light and power are connected, personal side door with light above.

REAR GARDEN The rear garden has a South Easterly aspect and wraps around the property with a garden to the side with a South Westerly aspect capturing the afternoon and evening sunshine. Well screened from the rear providing much privacy. There is block paving across the rear extending to a paved patio to the side of the property with steps down to an further block paved lower garden. There are shrub and flower beds with a wide variety of shrubs, many evergreen providing colour all year round. Along the rear of the garden is a timber Pergola with paved walkway. There are hanging baskets around the property connected to an automated watering system. The watering system will remain. There is an external water tap, and lighting to the rear and sides. Side access down both flanks of the property, also a covered log store.

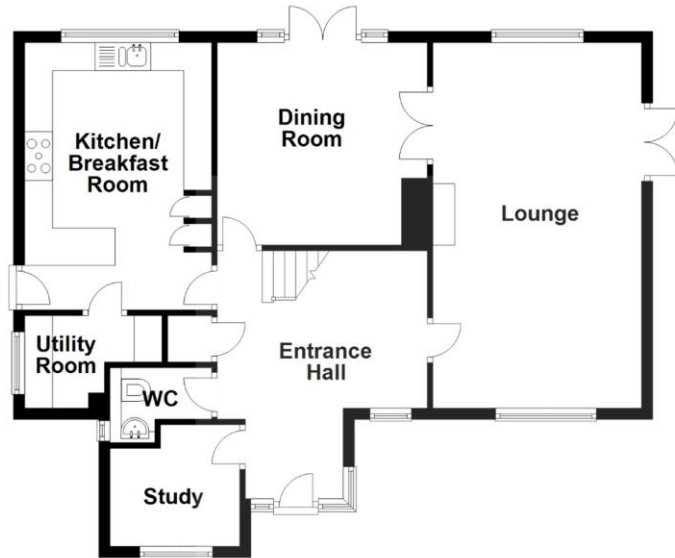




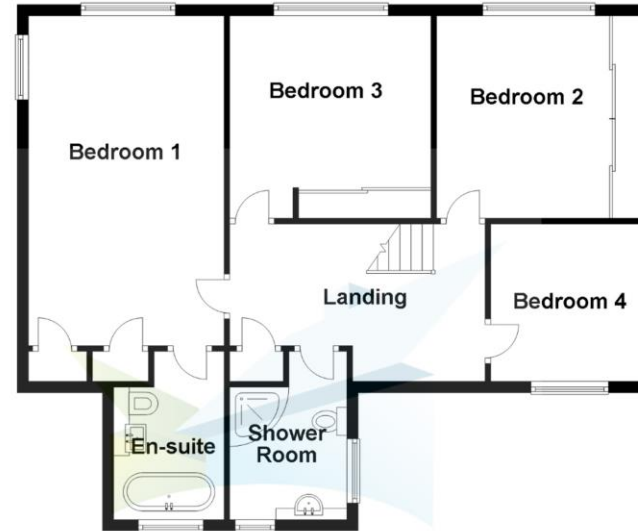




Ground Floor

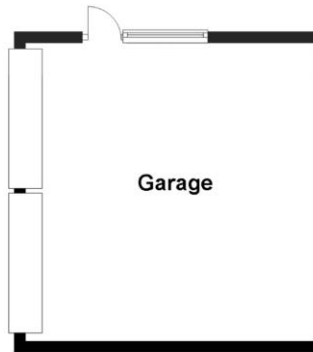


First Floor



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Garage



APPROX INTERNAL FLOOR AREA
164 SQ M 1765 SQ FT

GARAGE INTERNAL FLOOR AREA
28 SQ M 299 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation of this plan,



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