

ASHTON WHITE
Leading the way home

2 Mulberry Way, Chelmsford CM1 7SN

£500,000

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SALE AGREED BY ASHTON WHITE Located in a small cul-de-sac of just eight houses, within a mile of Chelmsford City centre and train station is this extended four bedroom detached family house. The ground floor accommodation offers great flexibility which commences with an entrance hall with built-in storage cupboards and a ground floor cloakroom. To the front is a recently re-fitted kitchen, offering a comprehensive range of 'on-trend' matt grey units and contrasting quartz worktops with concealed lighting. Integrated appliances include; double oven, hob, cooker hood, fridge/freezer and washer/dryer.

The spacious open-plan lounge/dining room offers ample room for entertaining with a feature fireplace and opens into a further sitting area with fitted storage and display units and door leading onto the garden deck. To the side is a separate study; ideal for those now working from home.

Up on the first floor is a landing and built-in airing cupboard. There are four double bedrooms, with three benefitting from having built-in wardrobes. The family bathroom is fitted with a white period style suite which includes a slipper bath with Ball & Claw feet and a separate shower cubicle. To the front of the house is a garden and driveway leading to the integral garage with an electric roller door. Pedestrian side access leads to the south facing landscaped garden, designed for outdoor entertaining, including a raised timber deck and paved areas making this a low maintenance garden.

The road is situated adjacent to Pollards sports field and is within half a mile of both Perryfields Junior and Boswells senior schools. Chelmsfords two renowned grammar schools (KEGS and CCHS) are also within easy reach.

























ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNG/DINING ROOM
22'8 x 15'2 (6.91m x 4.62m)

SITTING AREA
12'2 x 6 (3.71m x 1.83m)

STUDY
9'7 x 6 (2.92m x 1.83m)

KITCHEN
18'2 x 7'5 (5.54m x 2.26m)

BEDROOM ONE
13'4 x 10'4 (4.06m x 3.15m)

BEDROOM TWO
11'9 x 9 (3.58m x 2.74m)

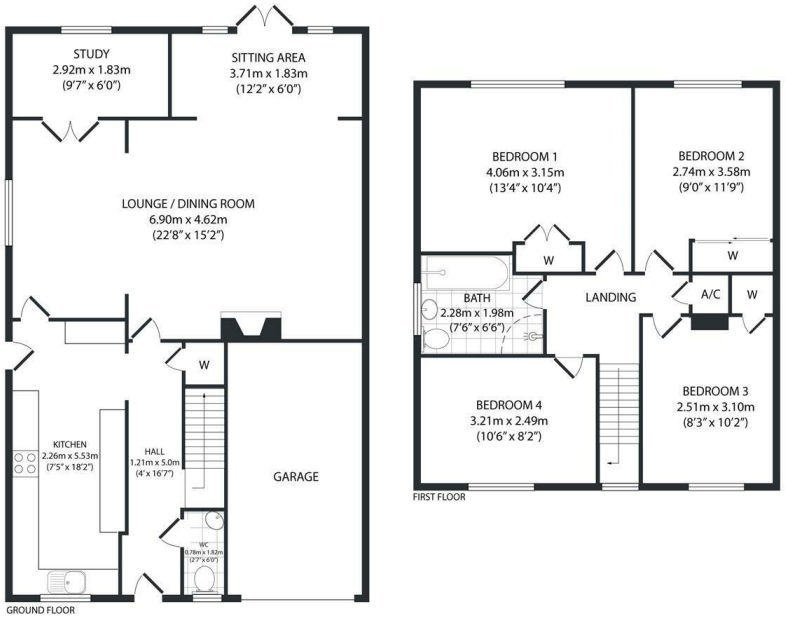
BEDROOM THREE
10'2 x 8'3 (3.10m x 2.51m)

BEDROOM FOUR
10'6 x 8'2 (3.20m x 2.49m)

BATHROOM
7'6 x 6'6 (2.29m x 1.98m)

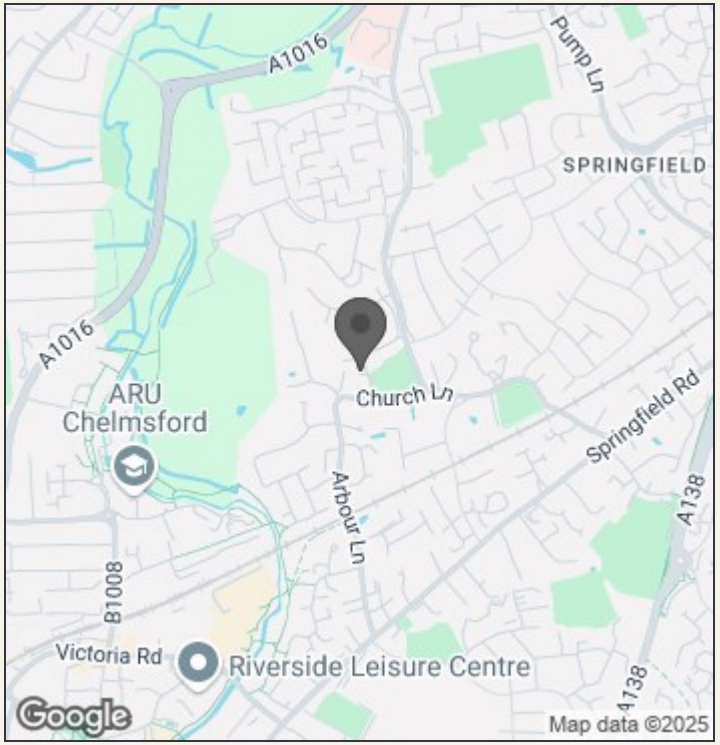
DRIVEWAY & INTEGRAL GARAGE

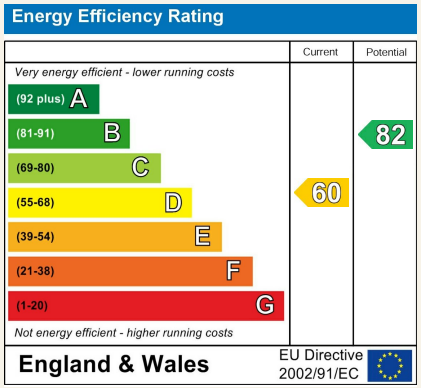
LANDSCAPED SOUTH FACING GARDEN



Total area : approx. 105.39 sq. meters (1134.4sq. feet)

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.





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