

# Bishops Court Gardens, Chelmsford, Essex, CM2 6AZ

Council Tax Band F (Chelmsford City Council)

2 4 2

## Guide Price £825,000 - £850,000 Freehold

An impressive and substantially extended four bedroom detached family home offering approximately 1,995 sq ft of well-planned accommodation, positioned within a small mews setting close to Chelmsford city centre.

The ground floor has been thoughtfully designed around modern family living. An inviting entrance hall with contemporary panelling and glazed bifold doors opens into the superb open-plan kitchen/dining room, which forms the heart of the home. Extending to approximately 33'1" in length, this generous space is fitted with a comprehensive range of units and features a substantial central island providing additional preparation space, storage and informal seating. The kitchen/dining room flows seamlessly into the impressive living room, where a large roof lantern floods the space with natural light. A feature fireplace with log-burning stove provides an attractive focal point, while wide sliding doors overlook and provide direct access to the rear garden. For those seeking additional reception space, there is a separate sitting room which could equally serve as a family room, playroom or home office. A useful utility room, ground floor cloakroom and internal access to the garage complete the ground floor accommodation. To the first floor, the landing features a contemporary glazed balustrade and provides access to four well-proportioned bedrooms. The principal bedroom benefits from its own modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the property is approached via a hardstanding driveway providing off-road parking and access to the integral garage, with the remainder of the front garden laid to lawn. A particular feature of the property is the attractive south-facing rear garden, which occupies a generous corner plot and extends around the side of the house. The garden is predominantly laid to lawn with paved and decked seating areas, mature flower and shrub borders and established trees providing a good degree of privacy and screening. The size and orientation of the garden create an excellent outdoor space for both family life and entertaining.

## Location

Situated within a pleasant mews setting off Bishop Court Gardens, the property enjoys a highly convenient position approximately 1.2 miles from Chelmsford city centre and mainline railway station. Chelmsford city centre offers an extensive range of shopping, dining and leisure facilities, including the pedestrianised High Street, Bond Street shopping area, two shopping centres, retail parks, restaurants, cafés, bars, cinemas and theatres. Riverside Retail Park and Chelmer Village Retail Park are also both within convenient reach.

The city provides an excellent range of leisure and sporting facilities, including Riverside Leisure Centre, numerous gyms, golf courses, sports clubs and Essex County Cricket Club. There are also a number of parks, recreational areas and open spaces within easy reach of the property. Families are well catered for with a choice of primary and secondary schools in the surrounding area, including The Boswells School, together with Chelmsford's highly regarded grammar schools and a selection of independent schools. Anglia Ruskin University and other further education facilities are also located within the city.

For commuters, Chelmsford mainline station provides frequent services to London Liverpool Street, while motorists benefit from convenient access to the A12 via Springfield Road, making the location particularly attractive to those requiring connections towards London and the wider Essex area.

- Extended Detached Family Home
- Two Reception Rooms
- Utility Room
- Master Bedroom With En Suite
- Garage & Driveway
- Set In A Mews Location
- Fitted Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom With Contemporary White Suite
- South Facing Rear Garden



































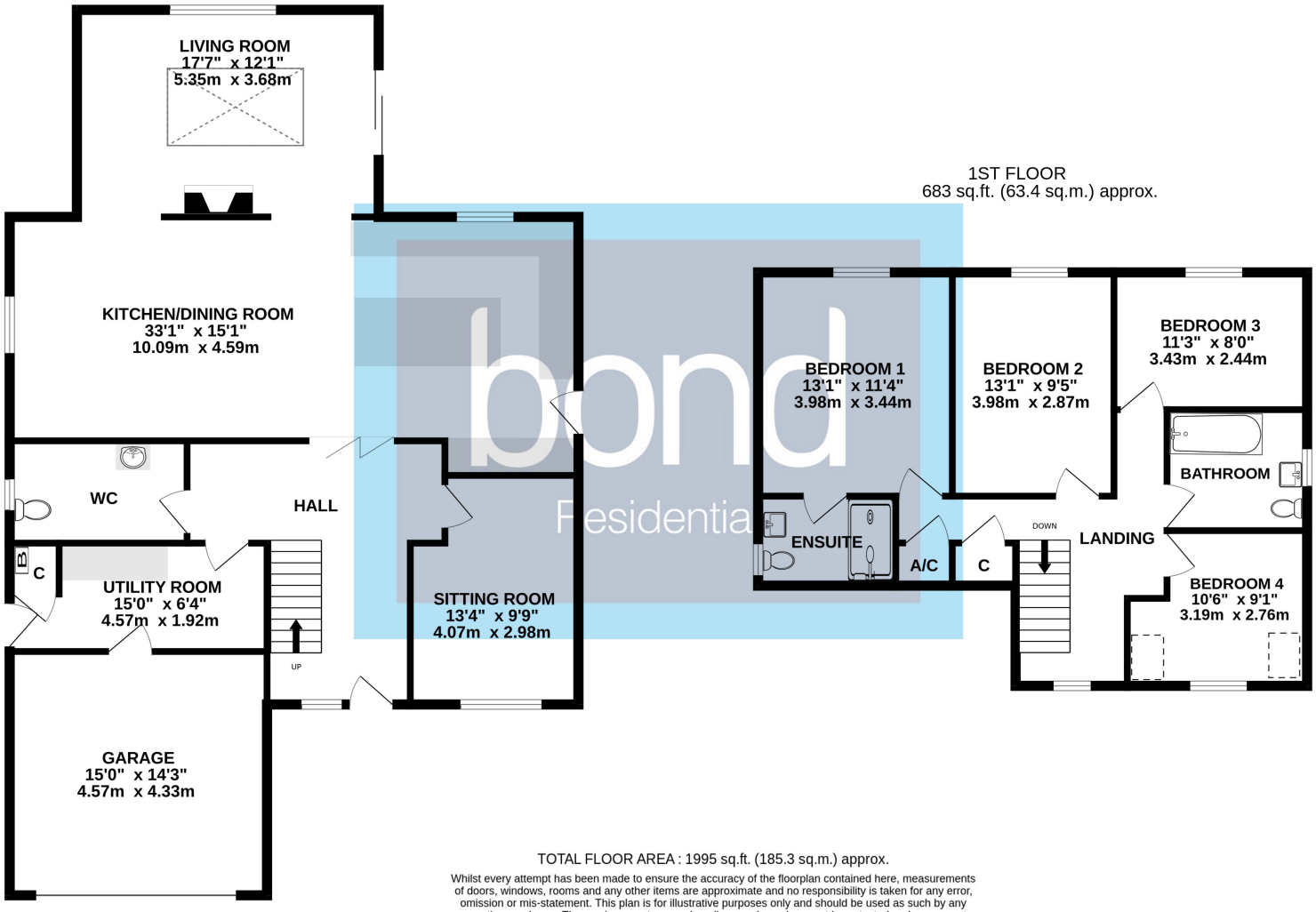






GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.

1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.




TOTAL FLOOR AREA : 1995 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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