

# HOME



**Writtle**  
**Guide Price £1,100,000**  
**4-bed detached house**

## Back Road

This substantial modern detached family home was constructed circa 2016 with the sellers guidance and really has been wonderfully designed around space and light. Inside, there is a central entrance hall with a cloakroom, four principal receptions, an open plan kitchen, four double bedrooms and three bath/shower rooms. The master bedroom has a walk in wardrobe, en-suite & balcony. To the ground floor there is wooden flooring with underfloor heating. Outside, there is a driveway to front, an integrated home office which is accessed externally with it's own useful cloakroom. This space is a perfect home office or studio for those looking to work away from the main house. The rear garden has been landscaped for low maintenance and is currently enclosed separating the small private woodland and childs play area to rear which has it's own vehicular access to the left hand side of the property which also creates extra parking and home to a summerhouse and garden shed.

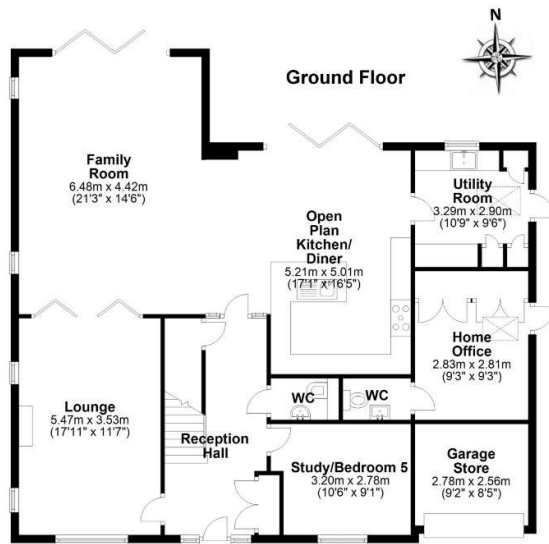
This traditional English village setting has a picturesque village green with duck pond and a beautiful Norman church just set back from the green. There is a super range of local amenities and eateries including the highly sought after Olio's on the Green and various traditional local pubs offering a selection of local ales and some serving hot food. Chelmsford City centre is located just 2.5 miles away which has a vibrant High Street and huge selection of places to eat, drink and shop. The railway station has a frequent service to London Stratford from 31 minutes and Liverpool Street from 36 minutes.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

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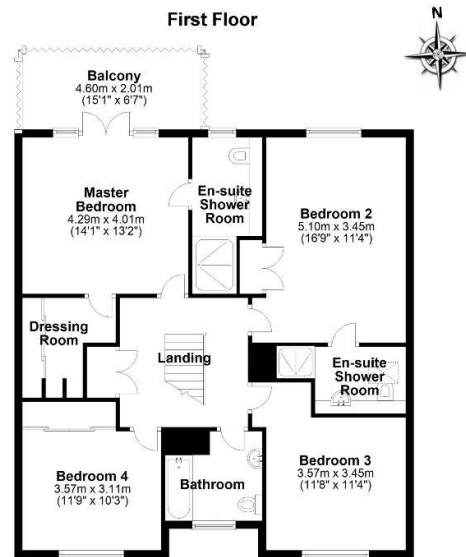
## Floor Plans



APPROX INTERNAL FLOOR AREA  
132 SQ M 1420 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
233 SQ M 2510 SQ FT  
EXCLUDING BALCONY

This plan is for layout guidance only and is NOT TO SCALE  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
101 SQ M 1090 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
233 SQ M 2510 SQ FT  
EXCLUDING BALCONY

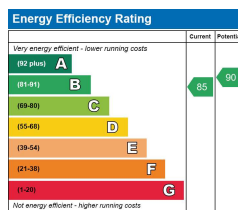
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### Features

- No onward chain
- Designed & constructed by the current sellers
- Four receptions
- Open plan kitchen
- Self contained home office/studio with it's own WC
- Four double bedrooms
- Three bath/shower room
- Own private woodland to rear
- Walking distance of the shops & village green
- On a bus route to the City & good access to the A12 & A414

### EPC Rating



### The Nitty Gritty

Tenure: Freehold

Agents note on the woodland: Please note the woodland has a covenant in place where this land can only be used for horticulture purposes and not residential.

Council Tax: The Council tax for this property is band G with an annual amount of £3,552.75.

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Should you successfully have an offer accepted on a property of ours and proceed to purchase it there is an administration charge of £30 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

