



10 Norfolk Drive, Broomfield, Chelmsford, Essex, CM1 4AG

Council Tax Band C (Chelmsford City Council)

 2  3  2

£500,000 Freehold



An excellent opportunity to acquire a multi-generational family home with a self-contained annexe, offering flexible accommodation ideally suited to extended family, independent relatives, older children or those seeking dedicated guest or work-from-home space.

The main house provides approximately 1,190 sq ft of accommodation, complemented by a separate annexe of approximately 400 sq ft, creating around 1,590 sq ft in total.

The ground floor of the main house opens with an entrance hall leading to an attractive sitting room, beautifully presented with feature fireplace and contemporary décor. To the rear is a spacious and stylish kitchen/breakfast room, fitted with an extensive range of units, contrasting cabinetry, integrated appliances and a central peninsula providing additional preparation space and breakfast seating. French doors open directly onto the rear garden, creating an excellent connection between the house and outside entertaining areas.

A separate dining room provides valuable additional reception space and could equally suit a family room depending on requirements. A ground floor cloakroom/utility space completes the main accommodation on this level.

To the first floor are three well-proportioned bedrooms together with a family bathroom. The principal bedroom is generously sized, while the remaining bedrooms provide excellent flexibility for family living, children's rooms or home working.

A major feature of the property is the self-contained annexe, which provides genuinely independent accommodation. The floor plan shows an open-plan living/kitchen area, separate double bedroom and utility/shower room, with its own independent access. This makes the property particularly appealing for families requiring multi-generational living without compromising privacy.

Outside, the home benefits from a driveway to the front providing off-road parking. The rear garden has been thoughtfully landscaped with lawn, planted borders and seating areas. Altogether, this is an unusually flexible family home combining attractive presentation, generous accommodation and the significant benefit of a self-contained annexe.

## LOCATION

Norfolk Drive is situated within the popular Broomfield area on the northern side of Chelmsford, an established residential location particularly sought after for its combination of local amenities, schooling, open spaces and convenient access into the city. Everyday facilities are available locally, while Chelmsford City Centre offers an extensive range of shops, restaurants, cafés, leisure facilities and entertainment. Broomfield is also well placed for access to Broomfield Hospital and the wider employment areas to the north of the city. Families are served by a choice of local schools, with further highly regarded state and independent schooling available throughout Chelmsford. Nearby parks, recreation grounds, countryside walks and green spaces provide plenty of opportunity for outdoor pursuits. Regular bus services connect Broomfield with the city centre and Chelmsford's mainline railway station, which provides services to London Liverpool Street, while the A130, A12 and surrounding road network offer convenient connections across Essex and towards the M25. Its balance of suburban surroundings, community amenities and straightforward access to Chelmsford makes Broomfield an enduringly popular place to live.

- Multi-generational family home
- Three bedrooms within the main house
- Separate sitting and dining rooms
- Driveway providing off-road parking
- Self-contained one bedroom annexe
- Spacious kitchen/breakfast room
- Stylish and well-presented interiors



















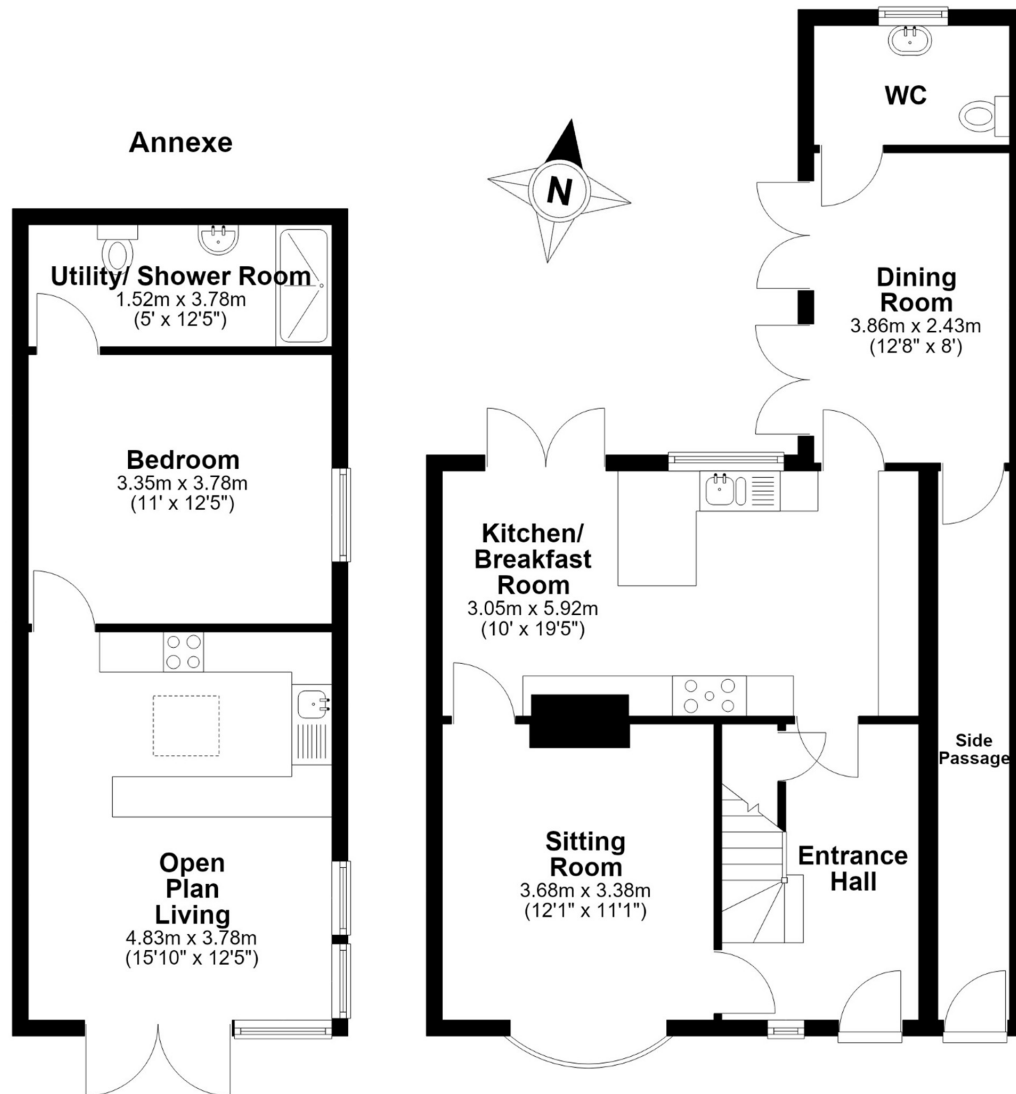




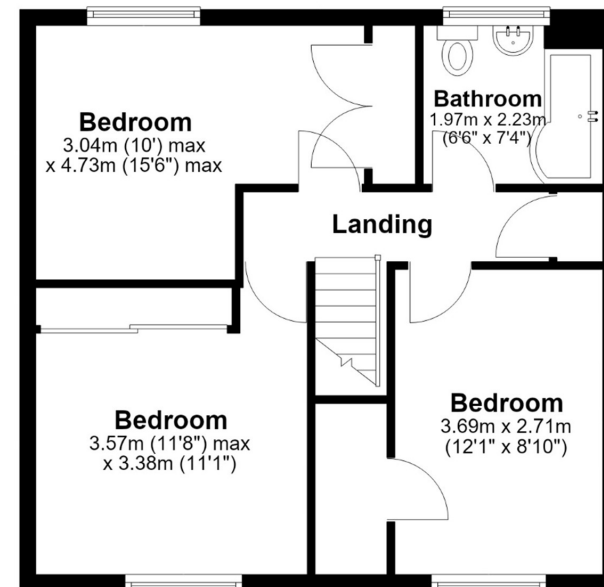




## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA** 111 SQ M (1190 SQ FT) **ANNEXE** 37 SQ M (400 SQ FT)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE** all measurements are approximate  
**NOT** to be used for valuation purposes. Copyright Bond Residential 2026

78, New London Road,  
Chelmsford, Essex, CM2 0PD  
Telephone: 01245 500599  
Website: [www.bondresidential.co.uk](http://www.bondresidential.co.uk)

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008. Bond Residential have made every effort to ensure that consumers and/or businesses are treated fairly and provided with accurate material information as required by law. We have not tested any apparatus, equipment, fixture, fitting or any services and as such are unable to verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord. Neither have we been able to check the legal documentation to verify the legal status of the property. We therefore advise potential buyers or tenants to verify these matters with their own solicitors or other advisers.

