

Darnay Rise

Newlands Spring, Chelmsford, CM1

£315,000



A well presented semi-detached property with **THREE BEDROOMS** and **UN-OVERLOOKED REAR GARDEN**, plus entrance porch, spacious lounge, **MODERN 15' KITCHEN DINER**, conservatory, modern bathroom, and **GARAGE** and parking area for 2-3 cars. Located within a short distance to local schools, shops and Station.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
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Hamilton Piers are pleased to offer for sale this well presented semi-detached property with THREE BEDROOMS and an UN-OVERLOOKED REAR GARDEN, plus entrance porch, spacious lounge, MODERN 15' KITCHEN DINER, conservatory, modern family bathroom, and a GARAGE and parking area for 2-3 cars opposite. Ideally located within a short distance to local schools, shops, and Chelmsford's City Centre.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, double glazed window to side, tiled floor, door to lounge.

LOUNGE: (15'6" x 13'6")

Double glazed window to front, stairs to first floor, solid oak flooring, under stairs storage cupboard, radiator, double doors to kitchen.

KITCHEN DINER: (15'6" x 10'8")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, limestone flooring, built in electric oven with five-ring gas hob over, radiator, space for American style fridge freezer, french doors to conservatory.

CONSERVATORY: (10'2" x 9'6")

Double glazed windows to side and rear aspects, double glazed sliding doors to side, tiled floor.

FIRST FLOOR:-

LANDING:

Access via hatch to partly-boarded loft, doors to all bedrooms and bathroom.

BEDROOM ONE: (13' x 8' 9")

Double glazed window to front, built-in sliding wardrobes, radiator.

BEDROOM TWO: (9' 2" x 9')

Double glazed window to rear, radiator, airing cupboard.

BEDROOM THREE: (9' 7" max x 6' 7")

Double glazed window to front, over-stairs storage recess, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, refitted white suite with panelled bath with shower over, pedestal wash hand basin, low-level WC, tiled walls, wood-effect flooring, chrome towel radiator.

EXTERIOR:

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REAR GARDEN:

Block paved patio area, mainly laid to lawn, shrub/plant borders, shed to rear, un-overlooked to the rear, gated access to side.

FRONT GARDEN:

Lawned front garden, driveway/parking area opposite with space for 2-3 cars, single garage with up and over door (with power and lighting connected).

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.