



An immaculate THREE BEDROOM modern mews home, located within a short walk to the River Chelmer and the City Centre. RARELY AVAILABLE on this exclusive development and boasting entrance hall & cloakroom, 21' LOUNGE/DINER, open-plan modern kitchen, family bathroom, EN SUITE TO MASTER, and carport.



Hamilton Piers are ecstatic to offer for sale this RARELY AVAILABLE mews-style home, located on this exclusive small development on the edge of Chelmer Village - within a short stroll to the River Chelmer & locks (with countryside views) and easy access to the City Centre. This modern property offers well presented accommodation comprising of an entrance hall with cloakroom, an IMPRESSIVE 21' LOUNGE DINER, open plan modern kitchen, THREE BEDROOMS, family bathroom, and a brand new EN SUITE TO MASTER BEDROOM. Externally the property boasts a private car park with CAR PORT, initial lawned communal gardens, and a further UNOVERLOOKED GARDEN for residents (ideal for summer BBQs!). The property is ideal for first-time buyers, commuters, or for those looking to retire on a small and quaint development close to local amenities with maintenance free living. The property would also make an ideal buy-to-let, with the potential for the current vendors to stay on as tenants. CALL TODAY TO RESERVE YOUR VIEWING APPOINTMENT.

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

Entrance door to front, stairs to first floor, radiator, wood effect floor, doors to cloakroom and lounge diner.

**CLOAK ROOM:**

Modern suite with low-level WC, pedestal wash hand basin, radiator, wood effect floor, understairs storage cupboard.

**LOUNGE/Diner: (21'9" x 10'7")**

Double glazed windows to front and rear, two radiators, wood effect floor, open plan to kitchen.

**KITCHEN: (10'3" x 7'5")**

Double glazed window to rear, modern fitted kitchen with a range of wall and base units, rolled edge work surfaces, sink inset, integrated slim line dishwasher and fridge freezer, stainless steel oven, gas hob.

**FIRST FLOOR:-**

**LANDING:**

Access via hatch to loft, radiator and doors to bedrooms and bathroom.

**BEDROOM ONE: (10' x 5'8")**

Double glazed window to rear, radiator, door to en suite.

**EN SUITE:**

Fully tiled brand new shower cubicle, vanity hand basin, low-level WC, towel radiator, tiled floor.

**BEDROOMTWO:(10' x 8'3")**

Double glazed window to rear, radiator.

**BEDROOMTHREE: (7'8" x 6'6")**

Double glazed window to front, radiator, storage cupboard.

**FAMILYBATHROOM:**

Double glazed obscure window to front, panel bath, low-level WC, pedestal hand wash basin, tiled walls and floor, radiator.

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#### EXTERIOR:

To the immediate front of the property is the first lawned communal garden, with the parking area adjacent which houses the carport (offering off-road private parking for one car). To the side of the carport is the private gated access to the main communal garden. The garden offers a mature lawned area enclosed by mature hedging, with access to the bicycle store (for residents) and ample space within the garden for seating and summer barbeques. The communal areas are upkept on a regular basis, this includes all gardening, upkeep of the outbuildings, and cleaning of the bins. There is a monthly fee of £52.00 for this.

#### AGENTS NOTES

If you have any further questions regarding this property, please call Hamilton Piers.

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.