



Hamilton Piers of Springfield offer for sale this large detached family home, with FOUR DOUBLE BEDROOMS, a large 70' x 53' REAR GARDEN, and a DBLE GARAGE. Boasting spacious accommodation (inc. a 20' LOUNGE, 14' conservatory, a 20' KITCHEN, & EN SUITE), and located in a highly sought-after location.



Hamilton Piers of Springfield offer for sale this large detached family home, located in one of the most prestigious areas in Old Springfield and Chelmsford (off Stump Lane).

The property offers spacious accommodation with entrance hall & cloakroom, 20' kitchen breakfast room, 20' lounge, separate dining room, large conservatory, double bedrooms with en suite and dressing room to master, a modern shower room, and externally boasts a large driveway, double detached garage, and a 70' mature rear garden.

Within the Catchment Area for Tyrells Primary School, and Boswells Secondary School, and within a short walk to Chelmsford City Centre and Mainline Railway Station.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, under-stairs storage cupboard, radiator, doors to lounge, kitchen, dining room and cloakroom.

CLOAK ROOM:

Wall-mounted hand basin, low-level WC, tiled to walls and floor, radiator.

LOUNGE: (20' 6" x 11')

Two double glazed windows to front, feature fireplace with coal-effect gas fire inset, two radiators, archway to dining room and double glazed doors to rear in to conservatory.

CONSERVATORY: (14' 7" x 10' 8")

An impressive uPVC conservatory with double glazed windows to side and rear aspects (overlooking the garden), double glazed french doors to side, pitched ceiling with ceiling light & fan, radiator.

DINING ROOM: (12' 9" x 9' 3")

Double glazed window to rear, radiator.

KITCHEN BREAKFAST ROOM: (20' 6" x 11' 1" > 7' 1")

Double glazed window to rear overlooking the garden, door to side, fitted with a range of wall and base units, rolled edge work surfaces with stainless steel double sink inset, spaces for fridge freezer, dishwasher and Range cooker, with stainless steel extractor hood over, opens to utility/breakfast area;

UTILITY AREA:

Double glazed window to front, rolled edge work surface with spaces under for washing machine and tumble dryer, used as additional kitchen space with space for a breakfast table.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front to half landing, laminate flooring, loft access via hatch, airing cupboard housing hot-water tank, doors to all bedrooms and shower room.

BEDROOM ONE: (12' 11" x 11' 1")

Double glazed window to rear, built-in sliding mirror wardrobe, radiator, opens to dressing area and door to en

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suite.

DRESSING AREA: (7' 4" x 5' inc. wardrobes)

Double glazed window to side, built-in sliding mirror wardrobes, space for dressing table, radiator.

ENSUITE:

Obscure double glazed window to side, modern suite with panelled bath, fully-tiled shower cubicle, low-level WC, towel radiator, tiled walls and floor.

BEDROOMTWO:(12' 3" x 9' 10")

Double glazed window to rear, radiator.

BEDROOMTHREE: (10' 5" x 7' 4")

Double glazed window to front, radiator.

BEDROOM FOUR: (9' 10" x 8' 3")

Double glazed window to rear, radiator.

FAMILYSHOWER ROOM:

Obscure double glazed window to front, recently refitted suite with fully-tiled double shower cubicle, pedestal wash hand basin, low-level WC, towel radiator, tiled to walls and floor, *Was previously a bathroom.

EXTERIOR:

REAR GARDEN:

A very generous sized rear garden, offering mature trees, and a large, well-kept lawned area, with a feature fish pond, brick-paved patio area, gated side access, and door to the garage. The garden measures approximately 70' > 51' x 53'.

FRONT GARDEN:

To the immediate front and side of the property is the lawned front garden area. To the front of the property is the private driveway, offering off-road parking for 4 vehicles, and in turn leads to the detached double garage.

DOUBLE GARAGE: (16' 2" x 16')

Two roller doors to front, door to side in to rear garden, power and lighting connected, eaves storage space.

AGENTS NOTES

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

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.