



Hamilton Piers of Springfield offer for sale this EXECUTIVE DETACHED property with 4 DOUBLE BEDROOMS, pleasant views to the front, a 16'2" x 12'6" KITCHEN & utility room, family room, LARGE LOUNGE, hallway & cloakroom, EN SUITE to master bedroom, private rear garden, DOUBLE GARAGE, and parking.



Created by


EPCS & PROPERTY PRESENTATION

Ground Floor

First Floor





APPROX INTERNAL FLOOR AREA
156 SQ M 1680 SQ FT

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	77
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers of Springfield offer for sale this modern EXECUTIVE DETACHED property with 4 DOUBLE BEDROOMS, pleasant views to the front (overlooking greensward and Beaulieu's oldest oak tree), and spacious accommodation; with the 16'2" x 12'6" KITCHEN & utility room, family room, LARGE LOUNGE, spacious entrance hallway & cloakroom/wc, modern EN SUITE to master bedroom and family bathroom, plus the private rear garden, parking, and a DOUBLE GARAGE with electric doors. Within walking distance to the New Hall school, local amenities, and easy access to the A12, Chelmsford City Centre and Mainline Train Station.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front aspect, stairs to first floor with under-stairs storage cupboard, oak-effect flooring, radiator, double doors to lounge and kitchen, doors to family room and cloakroom.

CLOAKROOM/WC:

Pedestal wash hand basin, low-level w.c, tiled walls & flooring, radiator.

LOUNGE: (17' 4" x 13' 2")

Dual aspect room with two double glazed windows to front, double glazed french doors to rear overlooking the garden, feature fireplace with coal-effect gas fire inset, oak-effect flooring, two radiators.

FAMILY ROOM/DINING ROOM: (15' 7" into bay x 10' 7")

Double glazed bay window to front, oak-effect flooring, radiator, currently used as family room, can be used as is or dining room/study.

KITCHEN BREAKFAST ROOM: (16' 2" x 12' 6")

Double glazed window to side, double glazed french doors to other side opening to garden, fitted with a modern range of wall and base units, rolled edge work surfaces with stainless steel sink unit inset, built-in stainless steel Neff oven, four-ring gas hob with extractor hood above, space for American fridge freezer, integrated dishwasher, tiled flooring, radiator, door to;

UTILITY ROOM: (6' 8" x 5' 9")

Double glazed window to side, some wall and base units, rolled edge work surfaces with stainless steel sink inset, space and plumbing for washing machine, tiled flooring, radiator.

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FIRST FLOOR:-

LANDING:

Double glazed window to rear, double glazed window to front on half-landing, airing cupboard housing hot-water cylinder, loft access via hatch, radiator, doors to all bedrooms and family bathroom.

BEDROOM ONE: (13' 8" x 12' 2")

Double glazed window to front, two built-in double wardrobes (his & hers), radiator, door to;

EN SUITE:

Double-sized fully tiled shower cubicle, low-level w.c, pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

BEDROOM TWO: (16' 2" x 10' 6" max)

Two double glazed windows to side, two built-in double wardrobes, two radiators.

BEDROOM THREE: (13' 2" max x 10' 6")

Double glazed window to front, built-in triple wardrobe, radiator.

BEDROOM FOUR: (12' 1" max x 8' 7")

Double glazed window to side, built-in double wardrobe, radiator.

FAMILY BATHROOM:

Obscure double glazed window to front, panelled bath with shower attachment to taps, pedestal wash hand basin, low-level w.c, part tiled walls, tiled flooring, radiator.

EXTERIOR:

REAR GARDEN:

Due to its fortunate positioning the rear garden is mainly un-overlooked to all boundaries. It is mainly laid to lawn, with block paved patio & seating area, and some shingle borders with plants/shrubs.

FRONT GARDEN:

The property sits on a corner plot position, with small greensward to front with attractive Oak tree (the oldest tree on Beaulieu Park!!).

The front garden area is mainly shingled and is currently used to provide an additional parking space to the current vendors.

To the side of the property is access to the detached double garage, with two electric up & over doors, power & lighting connected, and storage in eaves. The garage does offer parking in front, and door to rear into rear garden.

AGENTS NOTES

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

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