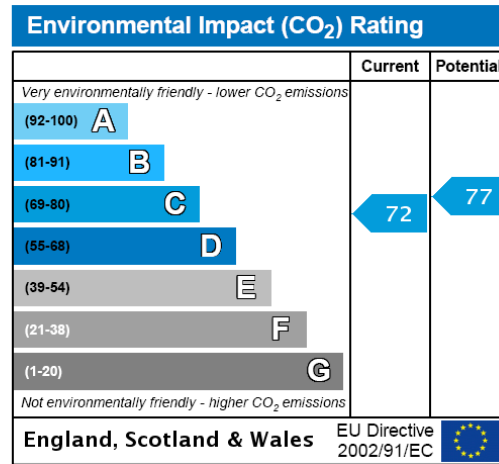
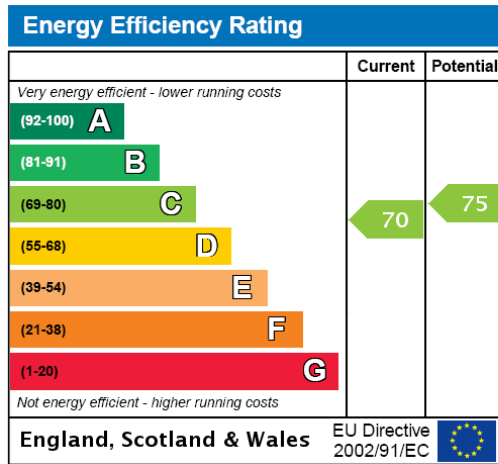




A modern detached family home with **FOUR DOUBLE BEDROOMS**. Very spacious throughout and **IMMACULATELY PRESENTED** with entrance hall & cloakroom, **IMPRESSIVE 19' X 15' LOUNGE**, bay-fronted dining room, **17' MODERN KITCHEN**, utility room, modern **EN SUITE** & family bathroom, garage, driveway & **51' REAR GARDEN**.





Hamilton Piers are pleased to offer for sale this very spacious and detached family home, located in a very quiet & small cul-de-sac turning on the edge of Chancellor Park. The property is immaculately presented and consists of entrance hall and cloakroom/wc, IMPRESSIVE LOUNGE, dining room/ PLAY ROOM, 17' modern kitchen breakfast room and utility room, FOUR DOUBLE BEDROOMS - with the 17' master bedroom and modern EN SUITE, and modern family bathroom. Externally the property boasts PARKING FOR 4 CARS, attached garage, and the 51' wide rear garden. Viewings are very highly recommended!!

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, tiled floor, doors to kitchen, lounge, dining room and cloakroom.

CLOAK ROOM:

Low-level WC, wall mounted hand basin, tiled floor, radiator.

LOUNGE: (19' 5" x 14' 9" excl. bay)

An impressive sized lounge with feature bay window to side and double glazed french doors to rear aspect, two radiators.

DINING ROOM / PLAY ROOM: (14' into bay x 10' 11")

Double glazed bay window to front, double glazed window to side, radiator.

KITCHEN BREAKFAST ROOM: (17' 7" x 9' 7")

Double glazed window to front, double glazed french doors to rear, modern fitted kitchen with a comprehensive range of wall and base units, rolled edge work surfaces with sink unit inset, two built-in Neff stainless steel ovens with Neff five-ring induction hob and extractor hood over, integrated wine chiller, dishwasher, fridge and freezer, tiled floor, radiator, door to utility room.

UTILITY ROOM: (6' 2" x 5' 8")

Double glazed door to rear, rolled edge work surface with space underneath for washing machine/tumble dryer, space for further domestic appliance, tiled floor.

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

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**FIRST FLOOR:-**

**LANDING:**

Velux skylight to rear aspect, loft access via hatch, airing cupboard housing hot water cylinder, radiator, doors to all bedrooms and family bathroom.

**BEDROOM ONE: (17' 9" max x 12' 5")**

An impressive master suite with double glazed window to side, built-in wardrobes to one wall, radiator, door to en suite.

**EN SUITE:**

Obscure double glazed window to side, fully tiled double shower cubicle, wall mounted hand basin, part tiled walls and tiled floor, towel radiator.

**BEDROOMTWO:(17' 8" max x 9' 8")**

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

**BEDROOMTHREE: (14' 10" x 7' 9" plus door recess)**

Double glazed window to front, radiator.

**BEDROOMFOUR: (11' 4" x 6' 11")**

Double glazed window to side, radiator.

**FAMILYBATHROOM:**

Obscure double glazed window to front, modern suite with panelled bath with shower over, low-level WC, wall-mounted hand basin, part tiled walls and tiled floor, towel radiator.

**EXTERIOR:**

**REAR GARDEN:**

The rear garden is mainly liad to lawn, with block paved patio area, gated side access, and measures 51' wide.

**FRONT GARDEN:**

To the front of the property is the brick-paved driveway providing off-road parking for upto 4 vehicles and in turn leads to the attached garage; with up and over door, and power and lighting connected.

**AGENTS NOTES**

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

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.