



An EXTENDED detached family home with FIVE RECEPTION ROOMS - offering THREE/FOUR DOUBLE BEDROOMS and annex potential\*. Plus entrance hall & cloakroom, spacious lounge, dining room, FAMILY ROOM, 15' kitchen, STUDY, PLAY ROOM, modern bathroom, garage and driveway, and generous sized rear garden.



Hamilton Piers of Springfield are delighted to offer for sale this very spacious link-detached family home that has been EXTENDED TO THE FRONT & REAR and now offers FIVE RECEPTION ROOMS. Comprising of; entrance hall & cloakroom, spacious lounge, dining room and adjoining family room, 15' fitted kitchen, STUDY/BEDROOM FOUR and separate PLAY ROOM - offering ideal ANNEX POTENTIAL with the adjoining garage (stpp), three double bedrooms to the first floor, MODERN FAMILY BATHROOM, garage, driveway parking for three cars, and enclosed rear garden. The property must be viewed to be appreciated!!

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to side, wood-effect flooring, door to cloakroom and lounge.

**CLOAK ROOM:**

Obscure double glazed window to front, low-level WC, circular wash hand basin, wood-effect floor, gas wall heater.

**LOUNGE: (17' 3" x 13' 10")**

Double glazed window to front, feature fireplace with stone effect electric fire inset, stairs to first floor (with potential to erect a stud wall to create a hallway), door to dining room.

**DINING ROOM: (10' 6" x 9' 5")**

Wood-effect floor, door to kitchen, fully open plan to family room/area - could be used as one larger room measuring 20'10" x 9'4".

**FAMILY ROOM/ AREA: (9' 4" x 9' 2")**

Double glazed window to side, double glazed sliding patio doors to rear, wood-effect flooring.

**KITCHEN: (15' 3" x 7' 7")**

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink unit inset, space for cooker, washing machine, fridge freezer and additional fridge, tiled floor, warm air heating boiler system, door to play room.

**PLAY ROOM: (9' 5" x 7' 8")**

Skylight to ceiling, wood-effect flooring, door to garage, door to study, \*could be used alongside study & garage to create a self contained ANNEX (STPP).

**STUDY / BEDROOM FOUR: (9' 7" x 7' 8")**

Double glazed window to rear, wood-effect floor, \*could be used alongside play room & garage to create a self contained ANNEX (STPP).

**FIRST FLOOR:-**

**LANDING:**

Double glazed window to side, airing cupboard, doors to all bedrooms and bathroom.

**BEDROOM ONE: (13' 9" x 9' 2" inc. w'robes, plus door recess)**

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

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**BEDROOMTWO:**(10' 8" x 10' 6")  
Double glazed window to rear.

**BEDROOMTHREE:** (15' 8" x 7' 10" > 6' 9")  
An impressive-sized third bedroom with double glazed window to front.

**FAMILYBATHROOM:**  
Obscure double glazed window to rear, modern suitw with low-level WC, vanity wash hand basin, panelled bath with shower attachment and shower over, part tiled walls.

**EXTERIOR:**

**REAR GARDEN:**  
Brick paved patio area, mainly laid to lawn, shed/s to rear, gated side access.

**FRONT GARDEN:**  
Driveway with off-road parking for three cars, access via up and over door to garage (with power & lighting connected), gated side access.

**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.