

Riffhams Drive

Great Baddow, Chelmsford, CM2


£474,995




A detached family home that boasts a very IMPRESSIVE 160' REAR GARDEN and FOUR DOUBLE BEDROOMS, plus entrance hall & cloakroom, SPACIOUS 20' x 14' LOUNGE, dining room, STUDY, fitted kitchen, family bathroom & EN SUITE, a LARGE FRONTAGE with driveway parking for 5 cars, and a GARAGE. View today!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
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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		
	71	83
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		
	69	82
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are ecstatic to offer for sale this spacious link-detached family home that boasts a LARGE PLOT - with a very IMPRESSIVE 160' MATURE GARDEN (offering excellent POTENTIAL TO EXTEND (stpp) and a LARGE FRONTAGE - with driveway parking for 5 cars and a garage.

Internally the property currently offers FOUR DOUBLE BEDROOMS, entrance hall and cloakroom/wc, a SPACIOUS 20' x 14' LOUNGE, dining room, STUDY/ PLAY ROOM, fitted kitchen, family bathroom, and an EN SUITE to the master bedroom.

Externally the property really does come in to its own, with its very generous, mature, and UN-OVERLOOKED GARDEN (with a summerhouse and delightful stream to the very rear) that simply must be viewed to be appreciated.

The property is ideally located in a very popular turning in Great Baddow and offers easy access to local shops, local schools, and Chelmsford's City Centre.

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, obscure double glazed window to front, stairs to first floor, storage cupboard, under stairs storage recess, doors to study, cloakroom & lounge.

STUDY/ PLAY ROOM: (7' x 6'11")

Double glazed window to front, storage cupboard, radiator.

CLOAK ROOM:

Obscure double glazed window to side, low-level WC, wall mounted hand wash basin.

LOUNGE: (20'2" x 14')

Double glazed windows to rear & side, feature fire place with gas fire inset, two radiators, open plan to dining room, door to kitchen.

DININGROOM: (8'1" x 7'11")

Door to garage, radiator.

KITCHEN: (12'8" x 8'2")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless sink inset, built in double oven, gas hob with extractor over, integrated dishwasher, tiled floor, breakfast bar to one wall,

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door to side.

FIRST FLOOR:-

LANDING:

Loft access via hatch, doors to all bedrooms & family bathroom.

BEDROOM ONE: (12'3" x 11'11")

Double glazed window to rear, built in double wardrobes, radiator, door to en suite.

ENSUITE:

Fully tiled shower cubicle, low-level WC, wall mounted hand wash basin, tiled walls.

BEDROOMTWO:(12'3" x 10'4")

Double glazed window to rear, built in double wardrobes, radiator.

BEDROOMTHREE: (13' x 8'11")

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

BEDROOMFOUR: (10'3" x 7'4")

Double glazed window to front, radiator.

FAMILYBATHROOM:

Obscure double glazed window to side, vanity hand wash basin, panel bath with shower over, low-level WC, tiled walls, towel radiator.

EXTERIOR:

REAR GARDEN:

A delightful and very generously-sized mature rear garden, measuring approximately 160' in depth and in the valuer's opinion offering excellent space and potential to extend the property (stpp). The mature rear garden is completely un-overlooked to the rear aspect and is mainly laid to lawn, with very mature hedge and tree borders to its boundaries, some, shrub/plant borders, gated side access, and a summer house to the very rear of the garden with gated access to a delightful stream. The garden must be viewed to be appreciated.

FRONT GARDEN:

A large front garden, with lawned garden area and driveway parking for approximately 5 cars, plus garage with up and over door, and power and lighting connected.

AGENTS NOTES

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

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.