

Cornelius Vale

Chancellor Park, Chelmer Village,

£474,995





A very spacious modern family home that boasts **FOUR DOUBLE BEDROOMS**, entrance hall, utility rm, **FAMILY ROOM/ bedroom four with EN SUITE**, spacious lounge, **MODERN 17' KITCHEN DINER**, cloakroom/wc, family bathroom, a **FURTHER EN SUITE** to bedroom one, **CARPOR & DETACHED GARAGE**, and enclosed rear garden.



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	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers, Chancellor Park's Specialist Local Agent, are delighted to offer for sale this WELL PRESENTED, modern and spacious link-detached family home, arranged over three floors with FOUR DOUBLE BEDROOMS. The property's spacious accommodation comprises of: entrance hall, utility room, bedroom four/ FAMILY ROOM/ STUDY (with EN SUITE), cloakroom, spacious lounge, MODERN 17' KITCHEN DINER, additional EN SUITE to bedroom one, and family bathroom. Externally the property boasts DOUBLE GATES to the side that open to the CARPORT/driveway and the DETACHED GARAGE, and a well-presented 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, storage cupboard, under stairs storage cupboard, tiled floor, radiator, doors to bedroom four/ family room & utility room.

UTILITYROOM: (7'4" x 5'3")

Door to garden, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge & washing machine, tiled floor, radiator.

BEDROOM4/ FAMILYROOM/ STUDY: (12'2" x 9'6")

French doors to rear, fitted wardrobes along one wall, radiator, door to en suite, *could be used as a family room or study if a ground-floor bedroom is not required.

EN SUITE/ SHOWERROOM:

Double glazed window to front, fully tiled shower cubicle, low-level WC, wall mounted hand wash basin, radiator, tiled walls, *would be used simply as a ground-floor shower room if bedroom four is used as a reception room.

FIRST FLOOR:-

LANDING:

Double glazed window to front, doors to kitchen/ diner, lounge & cloakroom, stairs to second floor.

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LOUNGE: (17'7" x 9'11")

Double glazed windows to front, rear & side aspects, feature fireplace with gas fire inset, two radiators.

KITCHEN/ DINER: (17'7" x 9'6")

Double glazed windows to front & rear, modern range of wall and base units, rolled edge work surfaces with stainless steel sink inset, built in double oven & gas hob, integrated fridge freezer & dishwasher, tiled floor, two radiators.

CLOAK ROOM:

Double glazed window to front, low-level WC, wall mounted hand wash basin, radiator.

SECOND FLOOR:-

LANDING:

Double glazed window to rear, loft access, airing cupboard, doors to bedrooms one, two, three & family bathroom.

BEDROOM ONE: (11'2" x 10'1")

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

EN SUITE:

Double glazed window to front, pedestal hand wash basin, fully tiled shower cubicle, low-level WC, tiled walls, radiator.

BEDROOMTWO:(9'7" x 9'6")

Double glazed window to front, radiator.

BEDROOMTHREE: (8'5" x 8'4")

Double glazed window to rear, radiator.

FAMILYBATHROOM:

Double glazed window to front, low-level WC, pedestal hand wash basin, panel bath with shower over, part tiled walls.

EXTERIOR:

REAR GARDEN:

Block paved patio area with the remainder laid to lawn, with some shrub/plant borders, door to the garage, gated side access to the carport.

FRONT GARDEN:

Small enclosed front garden area, with double gates to the side that open to the carport - providing off-road parking for two cars, and access to the garage (via up and over door, with 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.