

Goshawk Drive

Tile Kiln, Chelmsford, CM2

£380,000



With FOUR DOUBLE BEDROOMS is this well-presented and EXTENDED family home BACKING ONTO PLAYING FIELDS, with entrance porch, SPACIOUS LOUNGE, dining room, MODERN 14' KITCHEN and utility room, an IMPRESSIVE 19' MASTER BEDROOM with EN SUITE, family bathroom, GARAGE, driveway, and well-kept garden!




TORQUAY ROAD | SPRINGFIELD | CM1 6NF
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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.

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		
	68	85
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		
	65	84
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are delighted to offer for sale this very well-presented and EXTENDED end-terraced property, BACKING ONTO PLAYING FIELDS and in the heart of the ever-popular area of Tile Kiln. Having been thoughtfully extended the property internally offers spacious accommodation that includes; entrance porch, SPACIOUS LOUNGE, dining room, a spacious and MODERN 14' KITCHEN, separate utility room, a very IMPRESSIVE 19' MASTER BEDROOM with EN SUITE, and family bathroom. Externally the property boasts parking to front and to side, GARAGE to side, and a very well-presented rear garden.

The property is located within a short walk to local shops and popular local schooling, and offers very easy access to Chelmsford's City Centre and its mainline train station. Viewings are very highly recommended!!

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

GROUND FLOOR:-

ENTRANCE PORCH:

Entrance door to front, double glazed window to front, door to lounge.

LOUNGE: (15'10" x 14'10")

Double glazed window to front, stairs to first floor, feature fireplace with gas fire inset, two radiators, doors to kitchen and dining room.

KITCHEN: (14'10" x 12'5")

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, built in double oven, gas hob with extractor hood over, radiator, wood effect flooring, space for american style fridge freezer, doors to garden & utility room.

DININGROOM: (14'6" x 8'10")

Double glazed window to front, storage cupboard, radiator, door to utility room.

UTILITY ROOM:(9'2" x 8'10")

Double glazed window to rear, door to garden, range of wall and base units, rolled edge work surfaces with butler sink inset, storage cupboard, tiled floor, space for washing machine and tumble dryer.

FIRST FLOOR:-

LANDING:

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Airing cupboard, loft access via hatch to fully boarded loft, doors to all bedrooms and family bathroom.

BEDROOM ONE: (18'12" x 8'11")

Double glazed window to front, radiator.

EN SUITE:

Obscure double glazed window to rear, fully tiled shower cubicle, low level WC, pedestal hand wash basin, tiled walls, towel radiator.

BEDROOMTWO:(14'5" x 7'3")

Double glazed window to front, radiator.

BEDROOMTHREE: (10'7" x 7'1")

Double glazed window to rear, radiator.

BEDROOMFOUR: (10" x 7'4")

Double glazed window to front, storage cupboard, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, panelled bath with shower attachment, low-level WC, pedestal hand wash basin, tiled walls, radiator.

EXTERIOR:

REAR GARDEN:

The majority of the rear garden is laid to lawn with decking area, storage shed, and gated side access.

FRONT GARDEN:

To the immediate front of the property is a brick paved driveway offering off street parking for three cars. Also, to the side of the property is an additional parking space in front of the garage (garage with up & over door).

AGENTS NOTES

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

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