

**Waveney Drive**  
Springfield, Chelmsford, CM1

**£334,995**

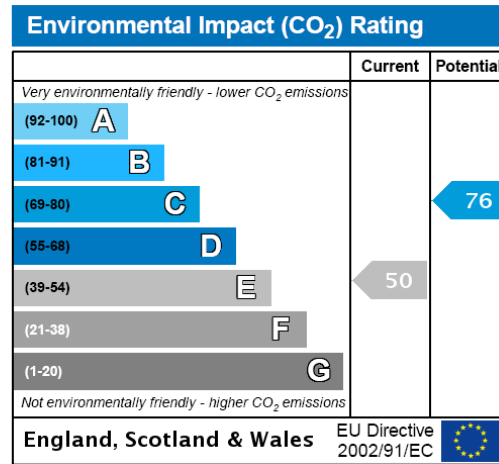
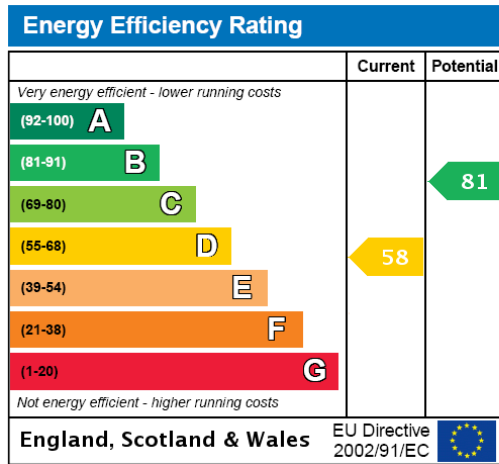


An EXTENDED family home with FOUR GOOD-SIZED BEDROOMS - priced to sell with NO ONWARD CHAIN!! With entrance hall & cloakroom, spacious lounge with open fireplace, STUDY and a dining/FAMILY ROOM, impressive 23' MODERN KITCHEN, refitted bathroom, enclosed rear garden, and GARAGE to rear. VIEW TODAY!!!



TORQUAY ROAD | SPRINGFIELD | CM1 6NF  
Tel: 01245 269 777  
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Hamilton Piers of Springfield offer for sale this FOUR BEDROOM end-terraced property that boasts a double-storey rear extension, and has been PRICED TO SELL with NO ONWARD CHAIN. The property offers spacious accommodation with entrance hall & cloakroom, SPACIOUS LOUNGE, dining room/STUDY/family room, a 23" MODERN KITCHEN BREAKFAST ROOM, refitted family bathroom, front & rear gardens, parking to front & rear, and GARAGE to rear. Ideally located within walking distance to local shops, popular local schooling, and the City Centre.

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

**GROUND FLOOR:-**

**ENTRANCE HALL:**

UPVC entrance door to front, stairs to first floor, under-stairs cupboard, radiators, doors to cloakroom, kitchen and lounge.

**CLOAK ROOM:**

Obscure double glazed window to front, low-level WC, wall-mounted wash hand basin, tiled to walls and floor.

**LOUNGE: (16' 11" x 11' 11")**

Double glazed window to front, open fireplace, wall heater, wood-effect flooring, double doors to dining/family room.

**STUDY: (8' 11" x 8' 11")**

An ideal study area, wood-effect flooring, open-plan to dining/family area.

**DINING/FAMILY ROOM: (10' x 7' 11")**

Double glazed patio doors to rear, radiator, wood-effect flooring, door to kitchen.

**KITCHEN BREAKFAST ROOM: (23' 1" max x 8' 10")**

Double glazed window to rear, door to rear, range of wall and base level units, rolled edge work surfaces with stainless steel sink inset and breakfast bar, built in stainless steel oven, gas hob with stainless steel extractor hood over, spaces for washing machine and fridge freezer, tiled floor, radiator.

**FIRST FLOOR:-**

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**LANDING:**

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

**BEDROOM ONE: (12' 9" x 10' 10")**

Double glazed window to front, wall heater, built in double wardrobe/cupboard.

**BEDROOMTWO:(10' 11" x 7' 1")**

Double glazed window to side, radiator, built-in cupboard/wardrobe.

**BEDROOMTHREE: (9' x 9')**

Double glazed window to rear, radiator, wood-effect flooring.

**BEDROOM FOUR: (9' 1" x 7' 11")**

Double glazed window to rear, radiator.

**FAMILYBATHROOM:**

Obscure double glazed window to front, panelled bath with shower attachment, pedestal wash hand basin, low-level WC, chrome towel radiator, tiled to walls and floor.

**EXTERIOR:**

**REAR GARDEN:**

Hard-standing patio area, laid to lawn, gated access to front/side, additional gate to rear to access the Single Garage (with up and over door, power and lighting connected).

**FRONT GARDEN:**

Lawned front garden with gated side access to rear garden, parking to front.

**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.