



A very spacious and EXTENDED detached family home, on a delightful CORNER PLOT , with FIVE BEDROOMS and a 82' x 66' REAR GARDEN, plus the 27' MODERN KITCHEN, large lounge, FAMILY ROOM/dining room, STUDY/play room, EN SUITE to the 16' MASTER BEDROOM & modern bathroom, large drive and DOUBLE GARAGE.



Hamilton Piers of Springfield are ecstatic to offer for sale this very well-presented EXTENDED detached family home, on a delightful corner plot . Built by the highly-regarded David Wilson and boasting FIVE BEDROOMS and a 82' x 66' REAR GARDEN, plus the 27' MODERN KITCHEN with Granite worktops, large lounge, 18' FAMILY ROOM/dining room, STUDY/play room, EN SUITE to the 16' MASTER BEDROOM, modern family bathroom, large driveway and DOUBLE GARAGE, plus potential to extend further (STPP). The property is very well presented and has been extended and maintained to a high standard throughout so simply must be viewed!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, oak flooring, stairs to first floor, under-stairs cupboard, radiator, doors to family room, kitchen, study and cloakroom.

CLOAK ROOM:

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

STUDY / PLAYROOM: (16' 7" x 8' 8")

Double glazed window to front and side, laminate flooring, gas boiler housed in cupboard, radiator, door to kitchen.

FAMILY / DINING ROOM: (18' x 11' 1")

Double glazed window to front and side, feature fireplace with coal effect gas fire inset, radiator, double doors to kitchen.

KITCHEN BREAKFAST ROOM: (27' 10" x 10' 3")

A very impressive-sized kitchen with two double glazed windows and double galzed french doors to rear overlooking the garden, a comprehensive range of modern wall and base levels units, granite work surfaces with breakfast bar and stainless steel sink and drainer unit inset, built-in Neff double oven, five-ring gas hob & extractor hood over, integrated Neff microwave & dishwasher, space for American fridge freezer, space in base unit for washing machine, tiled floor, radiator, doors through to dining room, hallway, lounge and study.

LOUNGE / RECEPTION ROOM: (18' 2" x 16' 7")

Double glazed french doors to rear and side, two double glazed windows to side, laminate flooring, two radiators.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Loft access via hatch, airing cupboard, doors to all bedrooms and family bathroom.

BEDROOM ONE: (16' 5" max x 11' 2")

Double glazed window to front, range of built-in bedroom furniture to two walls (inc. wardrobes, over-head cupboards, bedside tables, and chest of drawers), radiator, door to en suite.

EN SUITE:

Obscure double glazed window to side, modern suite with fully tiled shower cubicle, low-level WC, vanity wash

hand basin, chrome towel radiator, tiled to walls and floor.

BEDROOMTWO:(13' 9" x 8' 10")

Double glazed window to front, radiator.

BEDROOMTHREE: (9' 11" x 9' 4")

Double glazed window to side and rear, built-in wardrobes, over-head cupboards and bedside table, radiator.

BEDROOM FOUR: (9' 7" x 9' 4" > 6' 1")

Double glazed window to rear, built-in wardrobe, over-head cupboards and chest of drawers, radiator.

BEDROOM FIVE: (9' 6" x 6' 6")

Double glazed window to front, storage cupboard, radiator.

FAMILYBATHROOM:

Obscure double glazed window to rear, modern suite with P-shaped bath with shower over, wall-mounted hand basin, low-level WC, chrome towel radiator, tiled to walls and floor.

EXTERIOR:

FRONT GARDEN:

The property is located on a corner plot at the end of this sought-after turning, and boasts a larger-than-average sized plot, with large driveway to front/side, gated side access to the garden to either side of the property and a double garage.

DOUBLE GARAGE: (18' 5" x 17' 10")

Two up and over doors, power and lighting connected.

REAR GARDEN:

The property benefits from an extended rear garden, with the current vendors previously purchasing an additional plot to the side. The garden now measures 82' x 66' > 37' and is mainly laid to lawn, with block paved patio area, and mature hedge/plant/shrub borders. The garden is mostly un-overlooked to its boundaries.

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.