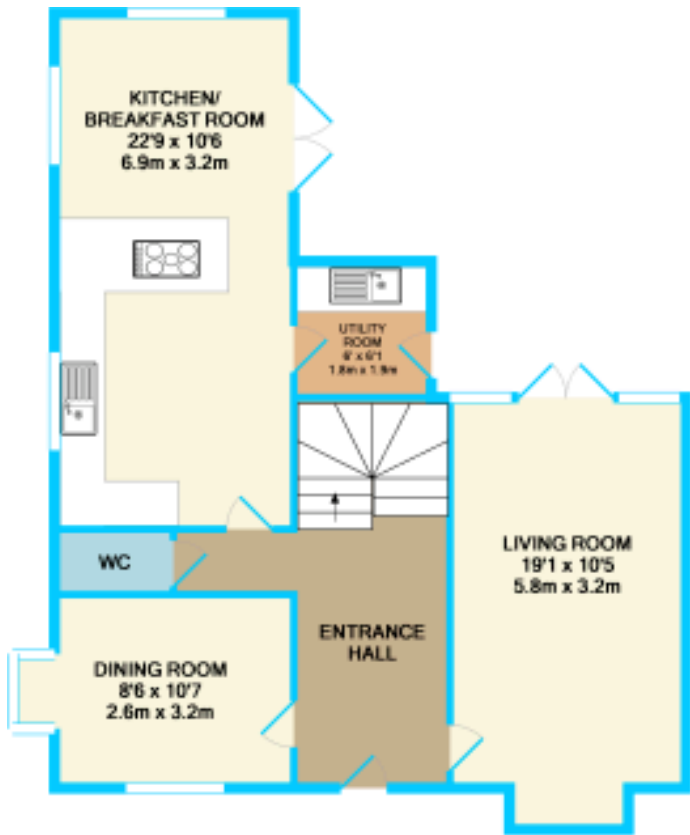


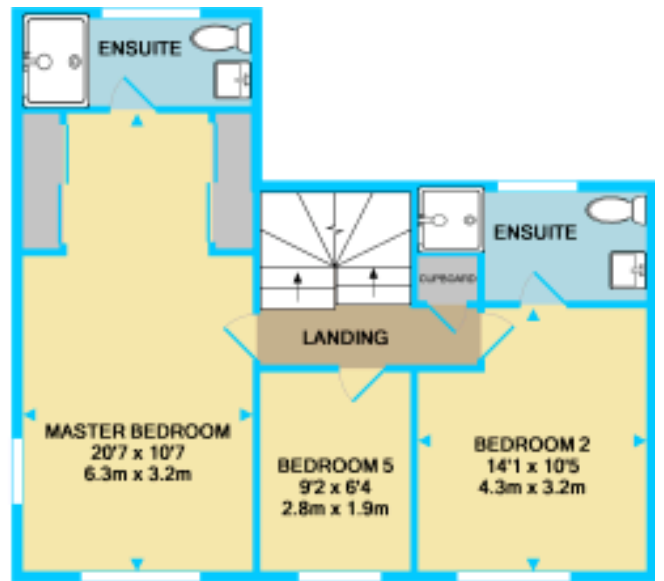


Hamilton Piers are pleased to offer for sale this modern detached FIVE BEDROOM property, boasting a 19' LOUNGE, study/family room, IMPRESSIVE 22' KITCHEN DINER, utility room, 20' MASTER BEDROOM, modern bathroom & 2 x EN SUITES, garage/HOBBY ROOM, carport with driveway parking, and enclosed garden.

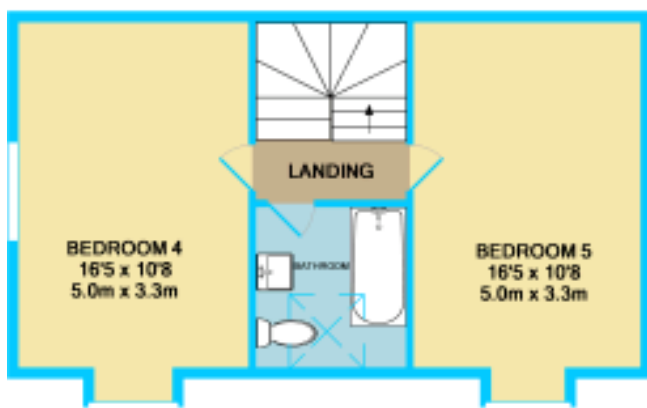




GROUND FLOOR





1ST FLOOR



2ND FLOOR

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| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 85 |
| (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 | | 84 |
| (69-80) C | 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 |  |

GUIDE PRICE £489,995 - £509,995

Hamilton Piers of Chelmsford are delighted to offer for sale this modern and very spacious detached FIVE BEDROOM property, with entrance hall, cloakroom, 19' BAY-FRONTED LOUNGE, study/family room, a very impressive 22' KITCHEN DINER (with granite work surfaces), utility room, 20' MASTER BEDROOM with ENSUITE, further en suite to bedroom two, modern family bathroom, four large double bedrooms and a small double, garage & HOBBY ROOM, carport with driveway parking for two cars, and enclosed garden. The property is located on the edge of this exclusive development, within easy access to the City Centre, railway station and A12, and views to the side over a mature greensward. Viewings are highly recommended!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, under-Stairs storage cupboard, radiator, Karndean flooring, doors to study, lounge, cloakroom and kitchen.

CLOAKROOM:

White suite comprising closed coupled WC, wash hand basin with mixer tap, radiator, Karndean flooring, part tiled walls.

LOUNGE: (19' 1" x 10' 5")

Double glazed box bay window to front, two radiators, double glazed french doors to rear overlooking the rear garden, feature fireplace, ceiling with inset speakers from ipod docking station.

STUDY/FAMILY ROOM: (10' 7" x 8' 6")

Double glazed window to front, double glazed box bay window to side, radiator, *sould also be used as dining room.

KITCHEN DINER: (22' 9" x 10' 6")

A very impressive sized kitchen with two double glazed windows to side, double glazed window to rear, double glazed french doors to side leading to rear garden, modern fitted kitchen with an extensive range of wall and base units, granite worksurfaces with inset 1 1/4 bowl sink unit with mixer tap, inset five ring gas hob with built in oven below, extractor fan above, integrated dishwasher and fridge freezer, two radiators, ipod docking station,

TORQUAY ROAD | SPRINGFIELD | CM1 6NF

Tel: 01245 269 777

E-mail: phil@hamiltonpiers.co.uk

ceiling with inset spot lights and speakers, Karndean flooring, door to Utility Room.

UTILITY ROOM: (6' x 6' 1")

Door to side giving access to rear garden, Granite worksurface with inset 1 1/4 bowl sink unit with mixer tap, space below for washing machine and tumble dryer, eye level unit, cupboard housing gas boiler, fitted shelving unit, Karndean flooring.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Stairs leading to second floor, radiator, airing cupboard, doors to bedrooms one, two and five.

MASTER BEDROOM: (20' 7" x 10' 7" max)

An impressive master suite with double glazed window to front and side, two radiators, two fitted wardrobes with mirror front sliding doors, door to:

EN SUITE (1):

Obscure double glazed window to rear, white suite comprising shower cubicle with shower, wash hand basin with mixer tap, closed coupled WC, tiled walls, radiator.

BEDROOM TWO: (14' 1" max x 10' 5" max)

Double glazed window to side, radiator, door to:

EN SUITE (2):

Obscure double glazed window to rear, white suite comprising shower cubicle with shower, wash hand basin with mixer tap, closed coupled WC, tiled walls, radiator.

BEDROOM FIVE: (9' 2" x 6' 4")

Double glazed window to front, radiator.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Velux window, radiator, access to loft, doors to bedroom three, four and bathroom.

BEDROOM THREE: (16' 5" x 10' 8")

Double glazed dormer window to front, radiator, two Velux windows to rear.

BEDROOM FOUR: (16' 5" x 10' 8")

Double glazed window to front, radiator.

FAMILY BATHROOM:

Velux window to front, white suite comprising Jacuzzi bath with shower screen and shower, wash hand basin with mixer tap, closed coupled WC, tiled walls, radiator.

EXTERIOR:-

FRONT GARDEN:

The property offers off road parking for two cars to the side of the house via a car port which in turn leads to the garage.

GARAGE/HOBBY ROOM:

The current owners have part converted the garage to provide a small storage area to the front of the garage accessed via the electric roller door, providing ideal storage for bikes/garden furniture. The rear of the garage has been converted into a sound proofed hobby room/home office with power & light connected.

REAR GARDEN:

The rear garden commences is mainly laid to lawn, with a paved patio area, flower & shrub borders, side access to the front, and door to garage/hobby room.

AGENTS NOTES

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

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