

# Spalding Way

Great Baddow, Chelmsford, CM2

£619,995





Located on a CORNER PLOT on the edge of Tabors Avenue is this RECENTLY EXTENDED detached property, boasting a BRAND NEW KITCHEN family room and INVESTMENT POTENTIAL to build onto the side\*. With an IMPRESSIVE 83' x 70' PLOT, 20' lounge, STUDY, utility room, four bedrooms, TWO EN SUITES, garage & drive.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Hamilton Piers are delighted to offer for sale this recently refurbished and IMMACULATELY PRESENTED detached family home, located on the edge of the highly-regarded Tabors Avenue on a LARGE CORNER PLOT... With POTENTIAL TO BUILD A SEPARATE DWELLING or extend to the side\* (a great investment opportunity?!). The property boasts a BRAND NEW EXTENSION with the "WOW FACTOR".... a BRAND NEW KITCHEN with dining/family area, utility room and STUDY/laundry room, plus an IMPRESSIVE 20'9" LOUNGE, entrance porch, hall & cloakroom, modern family bathroom, four bedrooms and TWO EN SUITES. Externally the generous PLOT MEASURES 83' X 70' - with driveway parking for 3-4 cars, garage, and the L-shaped 70' REAR GARDEN. The property currently offers PLANNING PERMISSION TO ADD BEDROOM FIVE, and recently expired plans to add a substantial double-storey extension to the side. Viewings are very highly recommended!!

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

GROUND FLOOR:-

ENTRANCE PORCH:

UPVC entrance door to front, oak flooring, radiator, door to main hallway.

ENTRANCE PORCH:

Stairs to first floor, under stairs storage cupboard, oak flooring, radiator, door to kitchen and cloakroom, double doors to lounge.

CLOAK ROOM:

Recently fitted suite with vanity wash hand basin and low-level WC, tiled floor, radiator.

LOUNGE: (20' 9" x 12' 1" max)

A generous sized lounge with double glazed window to front and double glazed sliding patio doors to rear (overlooking the rear garden), feature fireplace with stone-effect electric fire inset, two radiators.

KITCHEN / DINER / FAMILY ROOM: (17' 10" X 17' 3")

Having been very recently extended this kitchen family room has become an impressive hub of the home - with a brand new Wren kitchen comprising of a comprehensive range of matching wall and base level units (with soft-close doors and drawers), square edged work surfaces and a central island with sink unit inset and complimentary breakfast bar, integrated Hoover stainless steel oven and additional microwave oven, Logik induction hob with

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stainless steel and glass extractor hood over, integrated dishwasher, space for American fridge freezer, tiled floor, radiator, ample space for large dining table, double glazed window to side and tri-fold patio doors to the rear (overlooking the garden, and opening to the newly laid slate patio). Door to utility room.

**UTILITY ROOM:** (7' 4" x 5")

Double glazed window to rear, door to rear, square edged work surface (matching that of the kitchen) with space and plumbing underneath for a washing machine and tumble dryer, tiled floor, door to study/laundry room.

**STUDY / LAUNDRY ROOM:** (6' 3" x 5' 1")

Double glazed window to front, tiled floor, radiator, an ideal study or laundry/ironing room.

**FIRST FLOOR:-**

**LANDING:**

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

**BEDROOM ONE:** (16' 6" max x 9' 1" plus door recess)

Double glazed window to front and side, radiator, door to en suite.

**EN SUITE (1):**

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

**BEDROOMTWO:**(12' 11" x 11' max)

Double glazed window to front, built-in sliding mirror wardrobe and additional double wardrobe to one wall, radiator.

**BEDROOMTHREE:** (9' 8" x 7' 4")

Double glazed window to rear, radiator, door to en suite.

**ENSUITE (2):**

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

**BEDROOMFOUR:** (7' 5" X 9' 8" > 4' 6")

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

**FAMILYBATHROOM:**

Obscure double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, low-level WC, tiled to walls and floor, radiator, storage cupboard.

**EXTERIOR:**

The property boasts a large corner plot, on the corner of Tabors Avenue/Spalding Way. The total plot size measures a generous 83' x 70' approximately and further boasts CURRENT PLANNING PERMISSION to add a fifth bedroom over the current ground-floor accommodation (Planning Ref: 15/00534/FUL).

The property also had full planning permission for a substantial side extension (Planning Ref: 12/01428/FUL, expired on 23/11/15).

In the valuer's opinion the large plot/side garden offers excellent investment or development potential - to BUILD A SEPARATE DWELLING, possibly for investment purposes. This would obviously be subject to a separate planning application to those above.

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**FRONT GARDEN:**

The front of the property offers a brick-paved and decorative stone driveway, with off-road parking for 3-4 vehicles, and access to the Garage (with double doors, plus power and lighting). There is gated side access to the rear garden, and a further enclosed bin/bicycle storage area.

**REAR GARDEN:**

The impressive sized L-shaped garden measures 70' x 61' max and is currently being completed - with a brand new substantial patio area laid in Slate, and brand new turf/lawn due shortly.

**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.