



An EXTENDED detached family home within walking distance to the City Centre - with FIVE BEDROOMS and a DOUBLE-SIZED GARAGE, entrance porch & hall, 21' LOUNGE, utility room & cloakroom, IMPRESSIVE 20' KITCHEN DINER, 21' CONSERVATORY, modern bathroom & EN SUITE, and a 50' UNOVERLOOKED REAR GARDEN.



Hamilton Piers of Old Springfield are ecstatic to offer for sale this rarely available detached family home, located in one of Chelmsford & Old Springfield's most desirable turnings (immediately off the prestigious Springfield Road), and within a short walk to the City Centre & Mainline Station.

The property has been EXTENDED and IMPROVED to offer well-presented and spacious accommodation throughout, as well as a DOUBLE-SIZED GARAGE and the UNOVERLOOKED REAR GARDEN externally. The property offers an entrance porch & hallway, 21' LOUNGE with a marble fireplace, IMPRESSIVE 20' KITCHEN with granite worktops, utility room & cloakroom, 21' CONSERVATORY/ FAMILY ROOM, and FIVE VERY GOOD-SIZED BEDROOMS; with a modern family bathroom, and EN SUITE to the large master bedroom. The property also boasts ample driveway parking, the large garage, and the well-kept private garden.

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 garage, tiled floor, door to main hallway.

ENTRANCE HALL:

Stairs to first floor's galleried landing, under--stairs storage space/recess, tiled floor, radiator, door to utility room, lounge and kitchen diner.

LOUNGE: (21' 9" x 11' 11")

Double glazed window to front and rear, feature marble fireplace with contemporary electric fire inset, two radiators, double doors to kitchen diner and door to conservatory/family room.

KITCHEN DINER: (20' 7" x 11' 11")

Double glazed window to rear, door to side, modern fitted kitchen with a comprehensive range of matching wall and base units, granite worktops with stainless steel sink inset, space for Range cooker with stainless steel extractor hood over, integrated dishwasher, space for fridge freezer, ample space for large dining table, tiled floor, radiator, double glazed french doors to conservatory/family room.

CONSERVATORY / FAMILY ROOM: (21' 4" x 12' 1" max)

An impressive L-shaped room with double glazed windows to all side and rear aspects, two sets of french doors to garden/patio, partly pitched roof with ceiling fan and velux-style window inset, tiled floor.

UTILITY ROOM: (7' 6" x 4' 10")

Solid wood worktop with space underneath for washing machine and tumble dryer, tiled floor, door to cloakroom.

CLOAKROOM/WC:

Obscure double glazed window to side, low-level WC, vanity wash hand basin, radiator, part-tiled walls, tiled floor.

FIRST FLOOR:-

LANDING:

Double glazed window to front, walk-in storage cupboard, doors to all bedrooms and family bathroom.

BEDROOM ONE: (15' 3" x 11' 11")

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Double glazed window to front, built-in sliding wardrobes to one wall, small recess for chest of drawers, radiator, opens to en suite.

EN SUITE:

Modern suite with fully tiled shower cubicle with glass screen, low-level WC, pedestal wash hand basin, chrome towel radiator, tiled to walls and floor.

BEDROOM TWO: (13' 1" x 10' 3")

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

BEDROOM THREE: (12' 1" x 9' 4")

Double glazed window to rear, built-in wardrobe, radiator.

BEDROOM FOUR: (10' 2" x 9' 11")

Double glazed window to rear, built-in wardrobe, airing cupboard housing hot water cylinder, radiator.

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

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

FAMILY BATHROOM:

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

EXTERIOR:

FRONT GARDEN:

To the immediate front of the property is the driveway, providing off road parking for several vehicles, and access to the garage via electric door.

DOUBLE-SIZED GARAGE: (15' 6" x 15' 5")

Electric up and over single door (double-sized internally), power and lighting connected, door to side to garden, door to entrance porch.

REAR GARDEN:

Measuring approximately 50' x 50' and un-overlooked to the rear boundary, with brick-paved patio area, raised decked seating area (with Hot Tub - which may be available to the buyer under separate negotiation), lawned area, kennel to rear, gated side access to one side, and area to the opposite side with two storage sheds.

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.