

# Tapley Road

Newlands Spring, Chelmsford, CM1

Guide Price of £549,995

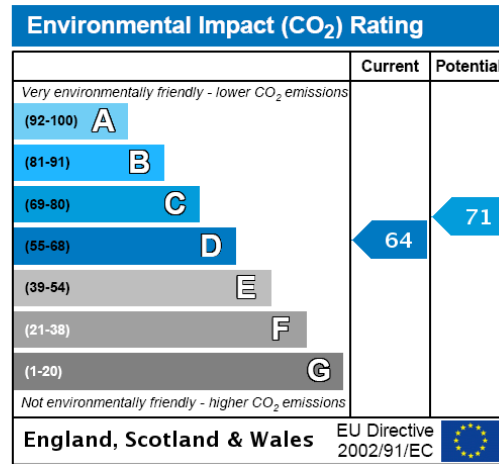
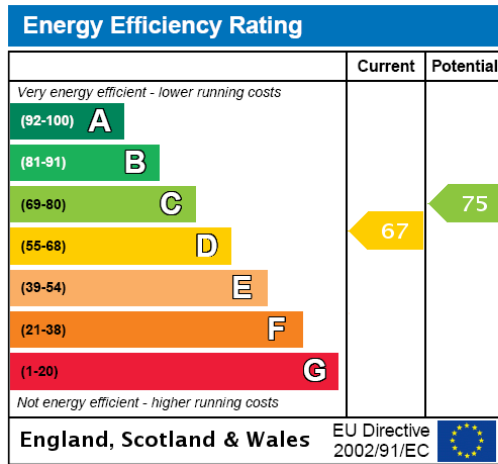


An IMMACULATE and very spacious L-shaped modern family home boasting 4/5 DOUBLE BEDROOMS and a DOUBLE GARAGE, plus entrance hall & cloakroom, IMPRESSIVE 21' LOUNGE, family room, 15' DESIGNER KITCHEN breakfast room, 16' CONSERVATORY/dining room, utility room, modern EN SUITE & bathroom, and driveway parking.



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GUIDE PRICE £549,995 - £569,995

Hamilton Piers are delighted to offer for sale this very spacious L-shaped link detached property, IMMACULATELY PRESENTED throughout with light, airy and easy-flowing accommodation; which MUST BE VIEWED to be appreciated! Boasting FOUR/FIVE DOUBLE BEDROOMS, entrance hall and cloakroom, IMPRESSIVE 21' LOUNGE with contemporary fireplace, FAMILY ROOM/ bedroom five, DESIGNER KITCHEN & BREAKFAST ROOM, 16' conservatory/dining room, utility room, MODERN FAMILY BATHROOM & EN SUITE, plus DOUBLE GARAGE, carport & driveway to rear, and a landscaped rear garden.

The property is ideally located within easy access to Chelmsford's City Centre and mainline station and popular local schooling (including Chelmsford's Grammar Schools!). VIEW TODAY!!

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

GROUND FLOOR:-

ENTRANCE HALL:

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

CLOAK ROOM:

Low-level WC, pedestal wash hand basin, oak flooring, radiator.

LOUNGE: (21' 8" x 11' 7")

An impressive sized lounge with double glazed windows to both side aspects, feature fireplace with contemporary flame-effect fire inset, feature bookcase to one wall, two radiators, opening to conservatory/dining room (creating an open-plan style flow through the ground-floor accommodation).

FAMILY ROOM/ BEDROOM FIVE: (14' 9" x 10' 4")

Double glazed window to front and side, feature fireplace with coal effect electric fire inset, oak flooring, radiator, \*current vendors previously used this room as a ground-floor bedroom, with toilet facilities opposite by way of the cloakroom.

KITCHEN BREAKFAST ROOM: (15' 7" x 9' 10" x 14' 9" x 8' 1")

A light and modern designer kitchen by the highly regarded Nicholas Anthony, with the added benefit of a breakfast area; with double glazed window to front, a range of matching wall and base level units, square edged work surfaces with sink and drainer unit inset (with water softener), integrated Siemens appliances to include;

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stainless steel double oven, microwave oven, electric hob with stainless steel extractor hood over, dishwasher, and fridge freezer, opens to;

**BREAKFAST AREA:**

Breakfast bar with display wall units over (matching those of the kitchen), and double glazed french doors opening to the conservatory/dining room (with access to the Utility Room from there).

**CONSERVATORY / DINING ROOM: (16' x 10' 11" > 7' 2")**

Double glazed french doors to rear, double glazed windows to side and rear aspects, pitched roof, opens to lounge and door to utility.

**UTILITY ROOM: (6' 6" x 5' 5")**

Rolled edge work surface with stainless steel sink inset, spaces for washing machine, tumble dryer and additional fridge freezer if required, water softener unit.

**FIRST FLOOR:-**

**LANDING with STUDY AREA:**

L-shaped landing with double glazed window to side and rear, airing cupboard, storage cupboard, access to loft via hatch, two radiators, recess ideal as a small study area with room for small computer desk, doors to all bedrooms and family bathroom.

**BEDROOM ONE: (14' 10" x 10' 5")**

A generous sized dual-aspect master suite with double glazed window to front and side, radiator, door to en suite shower room.

**EN SUITE:**

Obscure double glazed window to front, fully-tiled shower cubicle, low-level WC, pedestal wash hand basin, wood-effect flooring, part-tiled walls, radiator.

**BEDROOM TWO: (14' 11" x 9' 2")**

Of a similar impressive size to the master bedroom is bedroom two, with double glazed windows to front and rear, radiator.

**BEDROOM THREE: (11' 8" x 9' 11")**

Double glazed window to both side aspects, radiator.

**BEDROOM FOUR: (12' 2" x 6' 8")**

Double glazed window to side, radiator.

**FAMILY BATHROOM:**

A modern family bathroom with obscure double glazed window to front, panelled bath with shower over, low-level WC, pedestal wash hand basin, radiator.

**EXTERIOR:**

**FRONT GARDEN:**

A well-kept front garden area that extends from the front to the side of the property, with driveway parking to the rear and access to the carport, double garage, and gated access to the rear garden.

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**DOUBLE GARAGE: (19' 1" x 16' 6")**

A "proper" sized double garage, with two up and over doors, power and lighting connected, and courtesy door to the rear garden.

**REAR GARDEN:**

The rear garden has been landscaped to offer an immaculately presented garden area with a block paved patio, lawned area with shrub/plant borders, storage to the rear of the semi-screened carport, gated side access to the driveway, and door to the double garage.

**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.