

Louvain Drive

Beaulieu Park, Springfield, Chelmsford,

Guide Price of £680,000




Located in a quiet cul-de-sac on Beaulieu Park with a DOUBLE GARAGE and a 50' x 40' REAR GARDEN is this spacious FIVE BEDROOM property, boasting an IMPRESSIVE 25' OAK KITCHEN, 20' lounge, conservatory, utility rm, entrance hall & cloakroom, THREE EN SUITES, and ample parking for a multiple cars.




TORQUAY ROAD | SPRINGFIELD | CM1 6NF
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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		
(69-80) C		
(55-68) D		66
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hamilton Piers are delighted to offer for sale this large and well-presented link detached family home, located in a quiet cul-de-sac turning off Louvain Drive, Beaulieu Park. Externally the property boasts a DETACHED DOUBLE GARAGE, parking for multiple vehicles, and a 50' x 40' PRIVATE REAR GARDEN. Internally the property's spacious accommodation includes; entrance hall & modern cloakroom, 20' BAY-FRONTED LOUNGE with fireplace, conservatory/orangery, IMPRESSIVE 25' OAK KITCHEN diner, utility room, and a very impressive FIVE BEDROOMS; with the master suite offering a dressing area and en suite, and a guest suite/ bedroom two to the second floor (again with en suite facilities) measuring a very generous 34'. Between the five bedrooms is a total of THREE EN SUITES, with one of these being a 'Jack & Jill' style and shared between two of the double bedrooms. The property must be viewed to be appreciated. Call Hamilton Piers on 011245 269 777 to view today!

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, Amtico flooring, radiator, doors to cloakroom, lounge and kitchen.

CLOAK ROOM:

Obscure double glazed window to front, low-level WC, vanity wash hand basin, radiator, Amtico flooring.

LOUNGE: (20' 9" x 11' 2")

Double glazed bay window to front, brick fireplace with oak surround and coal effect fire inset, radiator, double glazed french doors to rear into conservatory.

CONSERVATORY: (11' 6" x 10' 7" max)

Double glazed french doors to rear, double glazed windows to side and rear aspects, glass roof with self-clean semi-reflective glass, door to utility room, tiled floor.

KITCHEN DINER: (25' 2" x 9' 10")

An impressive kitchen diner with a comprehensive range of oak wall and base units, rolled edge work surfaces with sink and drainer unit inset, built-in stainless steel oven with five-ring gas hob and stainless steel extractor hood over, integrated dishwasher, space for American-style fridge freezer, double glazed window to front and rear, door to rear onto patio, Amtico flooring, door to utility room.

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UTILITY ROOM: (6' 4" x 6' 1")

Double glazed window to rear, rolled edge work surface with cupboard under and space for washing machine and tumble dryer, gas boiler to wall, Amtico flooring, door to conservatory.

FIRST FLOOR:-

LANDING:

Double glazed window to rear, double cupboard housing hot water tank, stairs to second floor, doors to bedroom one, three, four and five.

BEDROOM ONE: (20' 8" x 11' 5" > 7' 1")

A very impressive-sized master suite with; Double glazed bay window to front, double glazed window to rear, DRESSING AREA with built-in his & hers double wardrobes and additional single wardrobe/cupboard, two radiators, door to en suite.

EN SUITE (1):

Obscure double glazed window to front, panelled bath with shower attachment, fully tiled shower cubicle, low-level WC, pedestal wash hand basin, part-tiled walls, radiator, Amtico flooring.

BEDROOMTHREE: (19' 5" x 10' > 6' 9")

Double glazed window to rear, two built-in wardrobes, radiator, door to Jack & Jill En Suite.

JACK & JILL EN SUITE (3):

Shared en suite between bedroom three and four, obscure double glazed window to front, panelled bath with shower attachment, fully tiled shower cubicle, pedestal wash hand basin, part-tiled walls, radiator, Amtico flooring.

BEDROOM FOUR: (13' 6" max x 8' 5")

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

BEDROOM FIVE: (8' 8" x 6' 8")

Double glazed window to rear, radiator, currently used as dressing room.

SECOND FLOOR:-

LANDING:

Storage cupboard, door to bedroom two.

BEDROOM TWO / GUEST SUITE: (21' 1" x 12' 4" plus 13' 4" x 5' 3" walkway)

A versatile room; ideal as a guest suite, a large bedroom, or hobby room; with double glazed dormer window to front, velux window to rear, two radiators, loft access, eaves storage cupboard, door to en suite.

EN SUITE (2):

Velux window to rear, panelled bath with shower attachment, pedestal wash hand basin, low-level WC, part-tiled walls, radiator.

EXTERIOR:

REAR GARDEN:

The rear garden measures approximately 50' x 40' (above the average size for Beaulieu Park!) and is mainly laid to lawn, with some shrub borders, block paved patio, door to double garage, and gated rear access. The garden is relatively well screened, making it a private rear garden.

FRONT GARDEN:

The property is located in a small and quiet cul-de-sac turning (only consisting of five homes) directly off Louvain Drive. The property offers parking to the front and a driveway to the side serving access to the private driveway, with additional parking for 4-5 cars and allows access to the garage.

DOUBLE DETACHED GARAGE: (18' x 18')

A true-sized double garage, with two up and over doors, power and lighting connected.

AGENTS NOTES

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

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