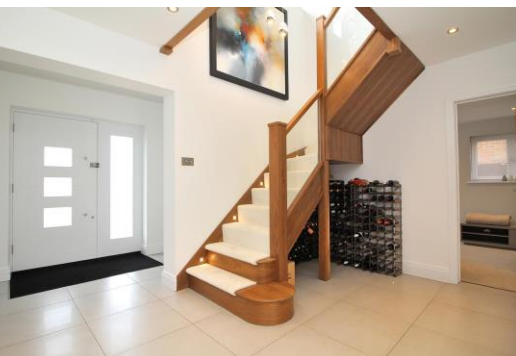


Springfield Road | Chelmsford | CM2 6AS



A modern detached family home finished to exacting standards, located on the prestigious Springfield Road. The property has undergone a series of extensions and modernisation, providing exceptionally well appointed accommodation featuring an impressive open plan kitchen/ family room, in addition to a 25' Lounge. The property provides four double bedrooms, with en-suite facilities to the master and guest bedrooms.

The property itself is located 1 Mile from Chelmsford City Centre and 1.2 Miles from Chelmsford Mainline Station, providing direct rail links to both Stratford and London Liverpool Street. ID: 453319 EPC: E



Freehold

£1,100,000

- Four Double Bedrooms
- Three Bath/ Shower Rooms
- Impressive Kitchen/ Family Room
- Planning Approved for Double Garage
- 25' Lounge
- Digitally Controlled Lightwave system
- 1 Mile to Chelmsford City Centre
- Master Bedroom with En-suite & Dressing Room



Entrance Hall (14'4 x 13'9) An impressive entrance hall providing double walnut doors to the kitchen/ family room and the lounge. A walnut and glass staircase rises to the first floor galleried landing, with plinth and floor lighting beneath.

Ground Floor WC:

Lounge (25'3 x 21'5>19'10) Walnut flooring throughout, with 2.8 meter wide centre piece with 2 meter inset glass fireplace.

Kitchen/ Family Room (30'6>17'5 x 23'10) A magnificent open room featuring bi-folding doors to the rear garden and automatic rain sensor Velux windows. The Nicholas Anthony kitchen features contrasting units with pelmet lighting and quartz work surfaces with fitted Siemens appliances including dishwasher, full height fridge and freezer, oven and further combi oven with warming tray. A large island provides a breakfast bar for four people and a six ring Barazza gas hob with a retractable Falmec extractor, and a 55 bottle capacity Liebherr wine fridge.

Utility Room (17'5 x 7') Provides a rear access door, contrasting units with inset sink and mixer tap. There is a second base level fridge and a second dishwasher, in addition to a water softener. The megaflo cylinder, boiler and underfloor heating controls are housed from a double opening cupboard within the utility.

Study (12'3 x 8') Opens to the kitchen family room, with a Velux window, and French doors to the rear garden.

Guest Bedroom (15'5 x 8'7)

En-suite: Under floor heated with tiled floor and walls featuring a walk in shower, vanity wash hand basin with Grohe mixer tap, low level WC with concealed cistern.

First Floor Landing: A galleried landing with walnut and glass balustrade, with eye level windows expanding the length of the landing. There is an airing cupboard with radiator within.

Master Bedroom (20'2 x 12'6>11') Dual aspect windows to the front and rear, with master switches located close to the bed. Doors accessing both the en-suite and dressing room.

Dressing Room (9'11 x 8'6)

En-suite: Under floor heated and Fully tiled with a walk in shower area. There are dual wash hand basins with Grohe taps, and Low level WC with concealed cistern.

Bedroom Two (12'7 x 10'6) With fully fitted wardrobes and dressing table

Bedroom Three (11'7 x 10'6) With fully fitted wardrobes and dressing table

Family Bathroom: Under floor heated and Fully tiled with a walk in shower area. There is a double width basin with Grohe taps, low level WC with concealed cistern, Bette bath with Cifal controls

Externally: The property is positioned on an elevated plot, approached with a driveway providing parking for several vehicles. The current vendors have obtained planning permission to erect a double width detached garage to the front, and are in the process of replacing the existing driveway. The rear garden is approximately 50' in width and length, initially commencing with a patio area on to a mostly lawned garden.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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