





The Spinnaker, Chelmsford Asking Price £750,000

Cowling & Payne are delighted to market, this splendid 5-bedroom detached family home. A key feature of this property is the generous amount of living space; with four reception rooms, each offering a unique character and purpose. The spacious main reception room serves as the heart of the home, while the dedicated study provides a quiet retreat ideal for work or study. The formal dining room is perfect for hosting dinner parties and the conservatory extends the living space, offering a tranquil spot to enjoy the surrounding garden views.

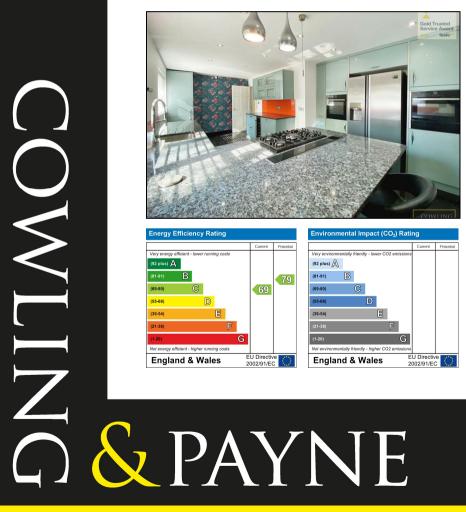
The property boasts a large kitchen equipped with a practical breakfast bar and a separate utility room, catering to all your culinary needs. Five double bedrooms offer plenty of sleeping accommodation, with the master bedroom benefiting from an en suite bathroom for added luxury and convenience.

The property also includes two additional bathrooms; a convenient ground floor WC and a family bathroom, ensuring there is no morning rush for showers.

Externally, this house excels with a double garage and large driveway providing ample off-street parking. A private rear garden offers a great space for outdoor entertaining or simply enjoying the peace and guiet.

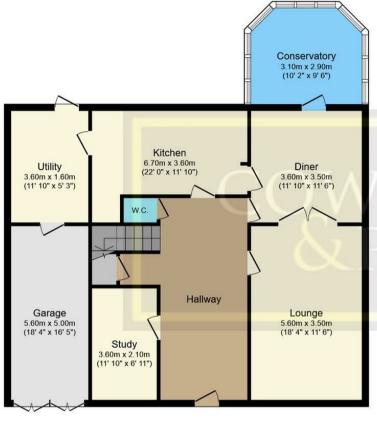
Located close to local amenities, this property offers the convenience of nearby shops, restaurants, and other essential services, making it a practical choice for families and professionals alike.

In summary, this property combines space, comfort, and convenience in a desirable location. It is an opportunity not to be missed.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		69	
(55-68)			
(39-54)			
(21-38) F			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E	

Environn	nenta	ıl Impa	ct (C	O₂) I	Ratir	ng	
						Current	Potentia
Very environn	nentally	friendly - lo	wer C	02 emis	sions		
(92 plus) 🛕							
(81-91)	B						
(69-80)		C					
(55-68)		D					
(39-54)			E				
(21-38)				F			
(1-20)				(	G		
Not environme	entally fi	riendly - hig	her Co	02 emis	sions		
Engla	nd 8	k Wal	es			J Directiv	



First Floor

Landing

Bedroom 3

3.80m x 3.30m

(12' 6" x 10' 10")

Bedroom 2

5.60m x 2.40m

(18' 4" x 7' 10")

W.C.

Bedroom 5

3.80m x 2.50m

(12' 6" x 8' 2")

Bedroom 1

4.20m x 3.60m

(13' 9" x 11' 10")

Bedroom 4

3.20m x 2.00m

(10' 6" x 6' 7")

Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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