





47 SPALDING WAY Chelmsford, CM2 7NZ

We are delighted to present this beautifully maintained detached family home, perfectly positioned in a charming cul-de-sac within the sought-after village of Great Baddow. Occupying an enviable corner plot of approximately quarter of an acre the property offers spacious and versatile accommodation, complemented by beautiful landscaped gardens, creating an ideal setting for family living and entertaining.

Conveniently located just a short drive from Chelmsford's vibrant town centre and mainline train station, the home also benefits from close proximity to a selection of highly regarded local schools (Chelmsford County High School and King Edward XI Grammar School), making it a superb choice for growing families.

- DETACHED FAMILY HOME
- STUNNING REAR GARDEN
- VERSATILE LIVING SPACE
- GARAGE
- HIGHLY REGARDED SCHOOLS NEARBY
- TWO MILES TO CHELMSFORD TRAIN STATION
- 0.33 ACRE OF LAND
- EASY REACH OF COUNTRYSIDE WALKS



Description

The internal accommodation begins with a welcoming lobby that opens into a spacious and elegantly appointed lounge, featuring dual-aspect sliding doors that bathe the room in natural light and provide seamless access to the rear garden. The well-equipped kitchen, fitted with a comprehensive range of eye and base level units and generous worktop space, flows effortlessly into a bright conservatory, perfectly suited as a dining area. A separate reception/dining room is positioned at the front of the property, offering flexibility for entertaining or family gatherings.

This floor also hosts two double bedrooms, both opening into a conservatory that creates a versatile extension of living space—ideal as additional bedrooms, a study, or a relaxation area. A modern shower room and an integrated garage complete the ground floor.

Ascending to the first floor, the principal bedroom suite impresses with its generous proportions, extensive built-in wardrobes, a dedicated dressing area, and a luxurious ensuite bathroom. Three further well-sized bedrooms, each with built-in wardrobes, are served by a stylish family bathroom, providing ample accommodation for a growing family.

Externally, the beautifully landscaped rear garden begins with a large paved patio area leading to a manicured lawn, complemented by a large ornamental fishpond and an additional paved seating area—perfect for outdoor entertaining. To the front, a secluded garden adds to the property's kerb appeal, alongside a paved driveway offering off-street parking and access to the garage via an up-and-over door.

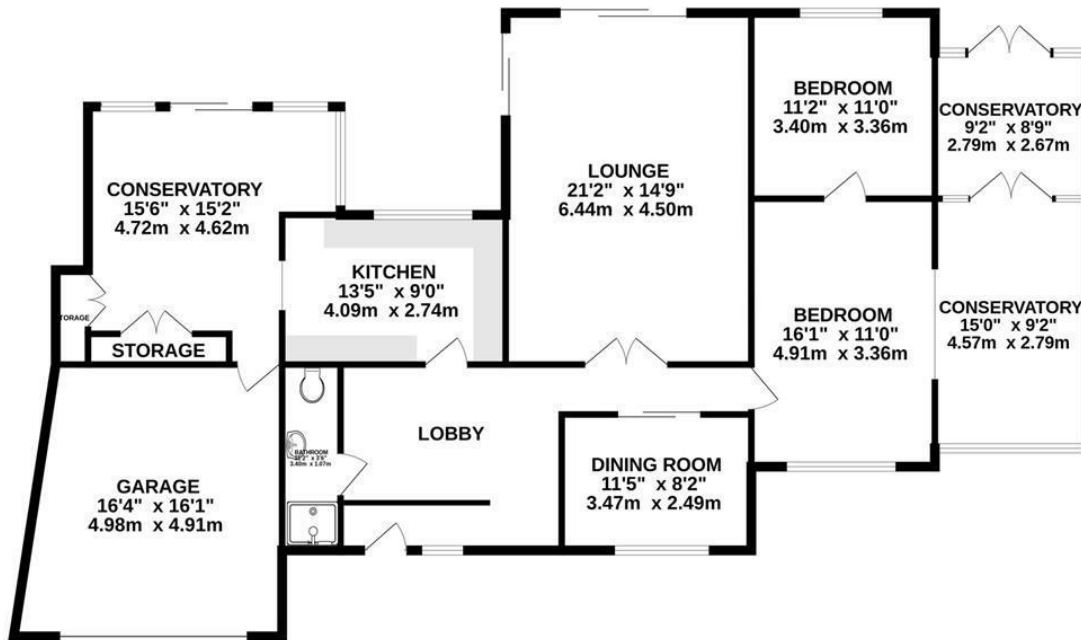
Note:

Planning reference; 25/00934/FUL – PASSED

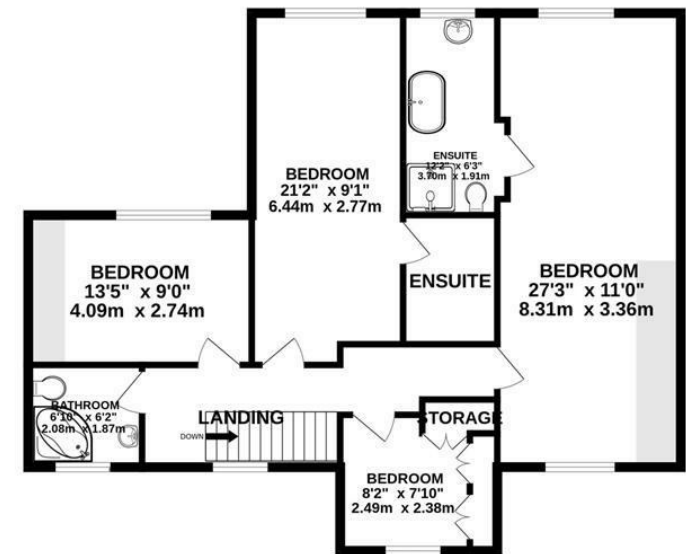
First floor rear and side extension with balcony to rear. Ground floor rear extension and garage conversion. Construction of new front porch.



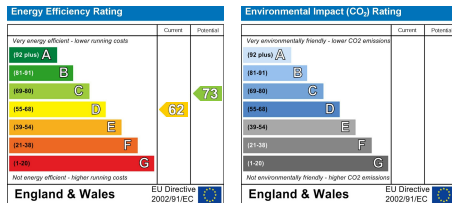
GROUND FLOOR
1719 sq.ft. (159.7 sq.m.) approx.



1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 2673 sq.ft. (248.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:

Local Authority: Chelmsford
Council tax band: G
Post code: CM2 7NZ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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