



## Saddle Rise

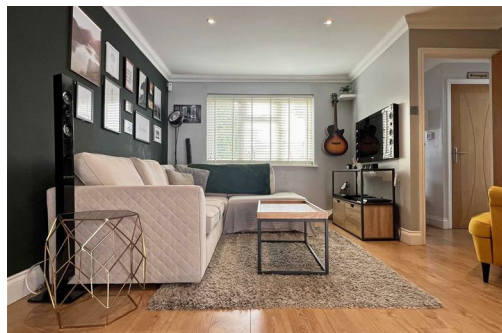
Freehold  
Tax Band:

Springfield, Chelmsford, CM1 6SX

**Guide Price £490,000**



Offered with a COMPLETE ONWARD CHAIN and boasting an impressive 23' OPEN PLAN kitchen/dining & family room, UTILITY room plus spacious lounge and STUDY (from converted garage) is this EXTENDED & RECENTLY UPDATED four bedroom link-detached property. Benefiting from an EN-SUITE to master, NEWLY FITTED family bathroom and d/stairs cloakroom plus a low-maintenance rear garden and driveway parking for 2-3 vehicles. Ideally positioned in a CUL-DE-SAC setting within the highly regarded Springfield area, with easy access to local shops/amenities & popular schools. Close proximity to A130/A12 & Chelmsford City Centre & Mainline Station.



# Saddle Rise, Springfield, Chelmsford, CM1 6SX

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed composite main entry door, stairs to first floor, under stairs storage cupboard, wooden flooring with under floor heating, smooth coved ceiling with sunken spotlights.

### CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, tiled flooring with under floor heating, smooth ceiling with sunken spotlights.

### STUDY:

7'07 x 6'10 (2.31m x 2.08m)

Double glazed window to front aspect, wall-mounted boiler, wooden flooring with under floor heating and smooth ceiling with sunken spotlights.

### LOUNGE:

13'00 x 13'00 (3.96m x 3.96m)

Double glazed window to front aspect, wooden flooring with under floor heating and smooth coved ceiling with sunken spotlights. Opening to kitchen/dining and family room.

### KITCHEN / DINING & FAMILY ROOM:

23'09 x 14'09 (7.24m x 4.50m)

A series of matching base and wall units, edged work surfaces in Granite incorporating two built-in ovens, induction hob with extractor over, integrated full standing fridge and freezer, floating central island incorporating one and a half bowl sink with central mixer tap and drainer, built-in dishwasher and breakfast bar seating area, wooden flooring with under floor heating. Bi-folding doors across property rear opening onto rear garden.

### UTILITY ROOM:

Base units with roll top work surface incorporating single bowl sink with central mixer tap, space for washing machine and tumble dryer, wall-mounted shelving, tiled flooring and smooth ceiling with sunken spotlights.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, built-in storage/airing cupboard, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

14'07 x 7'05 (4.45m x 2.26m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

### EN-SUITE:

Opaque double glazed window to rear aspect, double shower unit set behind glass enclosure, fully tiled, low level WC, pedestal wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

10'08 x 9'01 plus wardrobe recess (3.25m x 2.77m plus wardrobe recess)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

10'05 x 9'06 plus wardrobe recess (3.18m x 2.90m plus wardrobe recess)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM FOUR:

7'09 x 6'10 (2.36m x 2.08m)

Double glazed window to front aspect, a series of fitted wardrobes and dressing units, radiator, carpeted flooring and smooth coved ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and dual shower over, low level WC, inset wash hand basin, fully tiled, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

#### REAR GARDEN:

Private rear garden enclosed by fencing and comprising patio area across rear with remainder mainly laid to artificial lawn, areas of decorative stone, gated access to rear.

#### DRIVEWAY & PARKING:

Driveway parking for 2-3 vehicles.

#### AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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