



## Goldenacres

Chelmsford, CM1 6YT

**£650,000**

Freehold  
Tax Band: E



Situated in one of Springfield's highest regarded roads is this EXTENDED, extremely spacious and well presented detached family home, boasting FOUR GOOD-SIZED BEDROOMS with EN-SUITE to master, sitting room / STUDY/PLAY ROOM, conservatory, an IMPRESSIVE 28'11 OPEN PLAN LIVING AREA with modern kitchen, modern family bathroom, d/s cloakroom, a GENEROUS UNOVERLOOKED GARDEN, integral garage and private driveway parking for multiple cars. Ideally located close to local schools, shops and easy access to the city centre. Call Hamilton Piers of Springfield to view!



# Goldenacres, Chelmsford, CM1 6YT

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, double doors to lounge, doors to kitchen diner, cloakroom, three cupboards, radiator, wood effect flooring.

### Cloakroom:

Low level W/C, pedestal hand wash basin, chrome towel radiator, tiled flooring.

### Open Plan Living Area:

28'11" x 27'10" > 10'3" (8.81m x 8.48m > 3.12m)

Comprising of :-

### Lounge:

19'2" x 12'7" (5.84m x 3.84m)

Double glazed window to front, two radiators.

### Kitchen Diner:

28'11" x 10'3" (8.81m x 3.12m)

Two double glazed windows to rear, door to rear, door to study/play room, double doors to conservatory, range of wall and base units, square edge work surfaces with stainless steel sink inset, integrated induction hob with extractor over, two ovens, fridge, dishwasher, door to garage with utility area, wood effect and tiled flooring.

### Garage with Utility Area:

Up and over door, power and lighting connected, space for washing machine, tumble drier.

### Study / Play Room / Sitting Room:

11'1" x 9'11" (3.38m x 3.02m)

Double glazed door to rear, radiator, wood effect flooring.

### Conservatory / Family Room:

19'4" x 8'11" (5.89m x 2.72m)

UPVC roof, double glazed windows to rear and side, french doors to side, radiator, tiled flooring.

## First Floor:

## Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, cupboard housing boiler.

### Bedroom One:

17'10" x 9'3" (5.44m x 2.82m)

Two velux windows to rear, door to en-suite, fitted wardrobes, radiator.

### En-Suite:

9'3" x 4' (2.82m x 1.22m)

Obscure double glazed window to front, fully tiled walk in shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Bedroom Two:

12'10" x 10'8" (3.91m x 3.25m)

Double glazed window to rear, fitted wardrobes, radiator.

### Bedroom Three:

11'5" x 10'9" (3.48m x 3.28m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Four:

8'3" x 8'3" (2.51m x 2.51m)

Double glazed window to front, cupboard, radiator, wood effect flooring.

### Family Bathroom:

8'4" x 5'8" (2.54m x 1.73m)

Obscure double glazed window to rear, panel bath with shower over, low level W/C, vanity hand wash basin, chrome towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, patio and decking area to side, door to shed, gated side access, mature shrubs to border, rest laid to lawn.

### Frontage & Parking:

Paved driveway parking for 2/3 cars, rest laid to lawn.



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

