



## Eridge Close

Chelmsford, CM1 6TS

**£490,000**

Freehold  
Tax Band:



Offered for sale with a COMPLETE ONWARD CHAIN is this EXTENDED DETACHED family home boasting four good sized bedrooms, SPACIOUS 23'8" LOUNGE DINER, modern fitted kitchen & UTILITY ROOM, cloakroom, modern shower room, integral garage, PRIVATE REAR GARDEN, call Hamilton Piers of Springfield, to view!



# Eridge Close, Chelmsford, CM1 6TS

## Ground Floor:

### Entrance Porch:

Composite entrance door to front, obscure double glazed window to side, door to entrance hall.

### Entrance Hall:

Doors to kitchen, lounge diner, stairs to first floor, radiator, parquet flooring.

### Lounge Diner:

23'8" x 11'4" > 9'6" (7.21m x 3.45m > 2.90m)

Double glazed window to front, double glazed french doors to rear, two radiators, fireplace.

### Kitchen:

10'11" x 7'11" (3.33m x 2.41m)

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, induction hob with stainless steel splashback and extractor over, fridge freezer, dishwasher, entrance to utility room, tiled flooring.

### Utility Room:

9'10" x 8'8" (3.00m x 2.64m)

Double glazed door to rear, doors to cloakroom, garage, range of wall and base units, rolled edge work surfaces, space for washing machine, tumble dryer, fridge freezer, boiler to cupboard.

### Cloakroom:

Obscure double glazed window to rear, low level W/C, vanity hand wash basin, part tiled walls, tiled flooring.

### Garage:

16'11" x 10' (5.16m x 3.05m)

Electric roller door to front.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, bedroom four, shower room, cupboard.

### Bedroom One:

11'7" x 11'3" > 9'6" (3.53m x 3.43m > 2.90m)

Double glazed window to front, cupboard, radiator.

### Bedroom Two:

11'3" > 9'7" x 10'1" (3.43m > 2.92m x 3.07m)

Double glazed window to rear, radiator, cupboard.

### Bedroom Three:

9'8" x 7'4" (2.95m x 2.24m)

Double glazed window to rear, radiator.

### Bedroom Four:

8'2" x 8' (2.49m x 2.44m)

Double glazed window to front, radiator, cupboard.

### Shower Room:

7'9" x 5'5" (2.36m x 1.65m)

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

### Exterior:

### Garden:

Paved patio to immediate rear, door to summerhouse, mature shrubs to border, rest laid to lawn.

### Frotange & Parking:

Driveway parking to front, mature shrubs, rest laid to lawn.



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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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