



Falmouth Road

Chelmsford, CM1 6HZ

Freehold
Tax Band: E

Guide Price £575,000



Being sold with NO ONWARD CHAIN and located in the heart of Old Springfield is this EXTENDED & IMMACULATELY PRESENTED detached family home, boasting a RECENTLY REFITTED 23' KITCHEN DINER, an impressive-sized 23' LOUNGE and a 23' STUDY / PLAY / FAMILY ROOM, utility / cloakroom. Further offering THREE GOOD SIZED BEDROOMS, modern four piece bathroom suite, a GENEROUS CORNER PLOT with excellent potential for further extensions (STP) and ample driveway parking. Contact Hamilton Piers of Old Springfield to view!



Ground Floor:

Entrance Porch:

Composite entrance door to front, door to utility / cloakroom, lounge, radiator, tiled flooring.

Utility / Cloakroom:

8'11" x 7'3" max (2.72m x 2.21m max)

Obscure double glazed windows to front and side, low level W/C, wall and base units, square edge quartz work surfaces with stainless steel sink inset, space for washing machine, radiator, part tiled walls, tiled flooring.

Lounge:

23'2" x 12'4" > 10'2" (7.06m x 3.76m > 3.10m)

An impressive sized room with Double glazed window to front, stairs to first floor, door to kitchen diner, radiator, LVT flooring.

Kitchen Diner:

23'2" x 9'7" (7.06m x 2.92m)

Double glazed window and sliding door to rear, range of wall and base units, square edge quartz work surfaces with undermount stainless steel sink, breakfast bar with seating for 2, integrated oven and compact oven, induction hob with extractor over, fridge, freezer, dishwasher, wine fridge, door to study/play room, cupboard, radiator, tiled flooring.

Study / Play Room / Family Room:

23'2" > 15'7" x 6'10" (7.06m > 4.75m x 2.08m)

Entrance door to front, double glazed window to rear, electric heater, wood effect flooring.

First Floor:

Landing:

Obscure double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access.

Bedroom One:

12'9" x 9'9" (3.89m x 2.97m)

Double glazed window to rear, radiator, two cupboards.

Bedroom Two:

12'9" > 10'10" x 10'1" (3.89m > 3.30m x 3.07m)

Double glazed window to front, radiator, cupboard.

Bedroom Three:

10' x 8'9" > 6'10" (3.05m x 2.67m > 2.08m)

Double glazed window to front, cupboard, radiator.

Family Bathroom:

8'7" x 8' (2.62m x 2.44m)

Two obscure double glazed windows to rear, panel bath, fully tiled walk in shower, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, gated side access, double gates to rear, garage with up and over door.

Frontage & Parking:

Shingle driveway with parking for 3+ cars.



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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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