



Bodmin Road

Chelmsford, CM1 6LN

Freehold
Tax Band: E

£625,000



Situated on a **GENEROUS CORNER PLOT** is this **EXTENDED** detached family home, being sold with **NO ONWARD CHAIN** and benefitting with a **PRIVATE** rear garden with **DETACHED GARAGE** and **PRIVATE DRIVEWAY** plus the **SPACIOUS 22' LOUNGE**, separate dining / **PLAY ROOM**, kitchen with adjoining utility room, **NEWLY FITTED SHOWER ROOM**, family bathroom, four good sized bedrooms, and excellent potential for further extensions (STP). Ideally located in the heart of Old Springfield, close to local schooling and the city centre. Contact Hamilton Piers of Springfield to view!



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Ground Floor:

Entrance Porch:

UPVC entrance door to front, door to entrance hall.

Entrance Hall:

Doors to shower room, lounge, kitchen, cupboard, stairs to first floor, two radiators.

Shower Room/WC:

7'4" x 6'5" (2.24m x 1.96m)

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

Lounge:

22'1" x 11' (6.73m x 3.35m)

Double glazed window to front, gas fire, doors to dining room, radiator.

Dining / Play Room:

11'3" x 9'5" (3.43m x 2.87m)

Dual aspect windows to side and rear, radiator.

Kitchen:

11'11" x 7'5" (3.63m x 2.26m)

Double glazed window to rear, door to utility room, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, hob with extractor over, space for fridge freezer, washing machine, tiled walls.

Utility Room:

7' x 6'9" (2.13m x 2.06m)

Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, boiler to wall, spaced for fridge freezer, door to cloakroom, radiator, tiled flooring.

Cloakroom:

Obscure double glazed window to side, low level W/C, pedestal hand wash basin, tiled flooring.

First Floor:

Landing:

Obscure double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom.

Bedroom One:

11'3" x 11' (3.43m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:

11'4" > 9'8" x 10'8" (3.45m > 2.95m x 3.25m)

Double glazed window to rear, fitted wardrobes, radiator.

Bedroom Three:

11'5" x 7'6" (3.48m x 2.29m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Four:

8'3" x 7'7" (2.51m x 2.31m)

Double glazed window to rear, airing cupboard, radiator.

Family Bathroom:

7'7" x 4'11" (2.31m x 1.50m)

Obscure double glazed window to rear, panel bath, low level W/C, pedestal hand wash basin, loft access, radiator, tiled walls, wood flooring.

Exterior:

Rear Garden:

Patio to immediate rear, gated side access, door to garage with drive to front, door to brick shed, mature shrubs and trees to border, rest laid to lawn.

Garage:

18'3" x 9'6" (5.56m x 2.90m)

Up and over door.

Brick Shed / Workshop:

11'4" x 9'1" (3.45m x 2.77m)

Door and window to side.

Frontage:

Path to entrance door, rest laid to lawn, excellent potential for a dropped kerb for front driveway (STP).



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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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