



Paignton Avenue

Springfield, Chelmsford, CM1 7NS

Guide Price £700,000

Freehold
Tax Band: E



Boasting a BEAUTIFUL, RECENTLY-REFITTED 23' KITCHEN DINER with folding doors looking over the UNOVERLOOKED GARDEN - with a newly-built OUTSIDE CABIN / GYM - is this substantial, EXTENDED and fully-updated detached family home. Further offering a UTILITY room, spacious 15' lounge, OFFICE / PLAYROOM, four DOUBLE bedrooms with a newly fitted EN-SUITE to master, family bathroom & d/stairs cloakroom, plus driveway parking for FOUR vehicles. Ideally positioned within a short walk to local shops/amenities & popular schools with convenient access to A12 & walking distance to Chelmsford City Centre. Call Hamilton Piers, Springfield's local property experts, to view!



Paignton Avenue, Springfield, Chelmsford, CM1 7NS

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure main entry door, stairs to first floor, under stairs storage area, radiator, tiled flooring and smooth ceiling with sunken spotlights.

CLOAKROOM:

Opaque double glazed window to side aspect, low level WC, inset wash hand basin with tiled splash back, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE:

15'10 x 10'10 (4.83m x 3.30m)

Oak framed double door entry, double glazed window to front aspect, media wall with inset electric feature fireplace, radiator, engineered oak flooring and smooth ceiling.

OFFICE / PLAYROOM:

11'01 x 6'08 (3.38m x 2.03m)

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

KITCHEN / DINER:

23'00 x 11'11 (7.01m x 3.63m)

A series of high quality matching base and wall units, edged work surfaces in Quartz incorporating a single bowl sink with central mix hose tap and drainer, two AEG built-in ovens, floating island with AEG self-ventilating induction hob, integrated fridge/freezer, radiator, tiled flooring with under floor heating and smooth ceiling with sunken spotlights. Bi-folding doors across rear aspect.

UTILITY / BOOT ROOM:

7'06 x 6'10 (2.29m x 2.08m)

(Due to be fitted and finished imminently) - Edged work surface incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring and smooth ceiling with sunken spotlights. Door to side aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Spacious I-shaped landing comprising double glazed window to side aspect, loft access (fitted with ladder, lighting and mostly boarded), carpeted flooring and smooth ceiling with sunken spotlights.

MASTER BEDROOM:

11'02 x 11'02 plus door recess (3.40m x 3.40m plus door recess)

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

EN-SUITE:

Opaque double glazed window to side aspect, walk-in double shower unit set behind glass enclosure, low level WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

13'05 x 12'00 max (4.09m x 3.66m max)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth part-vaulted ceiling with sunken spotlights.

BEDROOM THREE:

11'06 x 11'02 (3.51m x 3.40m)

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

BEDROOM FOUR:

11'11 8'07 plus door recess (3.63m 2.62m plus door recess)

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

FAMILY BATHROOM:

Opaque double glazed window to side aspect, freestanding bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash back, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and enclosed rear garden comprising patio area across property rear and side with remainder mainly laid to lawn, access to external cabin/outbuilding, gated access to driveway.

EXTERNAL GYM / CABIN:

32'9" x 9'10" (10 x 3)

Detached cabin/outbuilding, recently constructed and serves for multi-purpose use. Fitted with power and lighting with double glazed doors and windows. There is currently a partition wall dividing the cabin into two separate rooms; A large storage area with hinged double doors and a gym/studio.

DRIVEWAY PARKING:

Driveway parking to the front of the property for two vehicles with tandem driveway to the property side. Originally leading to detached single garage which was recently halved in size to accommodate renovation works to the property. This is due to be demolished which will create further rear garden space.

AGENTS NOTES:

Council Tax Band: E

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



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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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