



Lawn Lane

Chelmsford, CM1 6NR

Freehold
Tax Band: F

Offers In Excess Of £725,000



Boasting an UNOVERLOOKED 60' GARDEN with a CABIN/OFFICE and FOUR DOUBLE BEDROOMS is this well presented and EXTENDED detached family home, situated in this very sought-after location in Old Springfield. With an entrance hall, STUDY / PLAY ROOM, an IMPRESSIVE 34' OPEN-PLAN LIVING AREA with a sizable lounge and MODERN KITCHEN with central island and dining area, d/s cloakroom, 21' Master bedroom with refitted EN SUITE and family shower room, driveway parking and GARAGE with potential to convert, stp. Within walking distance to highly regarded schooling and the city centre. Contact Hamilton Piers of Springfield to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure entrance door into hallway with doors to, lounge, study/playroom, cloakroom, understair storage, kitchen diner, stairs to first floor, radiator, wood flooring.

OPEN PLAN LIVING SPACE:

LOUNGE:

34'10" x 10'10" (10.62m x 3.30m)

Dual aspect double glazed window to front with fitted shutters, full width sliding patio doors to rear with electric blinds, log burner, radiator, wood flooring.

KITCHEN DINER:

23'00" x 19'07">10'04" (7.01m x 5.97m>3.15m)

Dual aspect full width sliding patio doors to rear with electric blinds and door to side, square edge stone worktops with stainless sink inset with central mixer tap, 5 ring gas hob with extractor over, vast range of base units with matching full length wall units, integrated microwave, oven, dishwasher, space for double fridge freezer, central island/breakfast bar with base units and square edge stone worktop, tiled splashback, tiled flooring.

STUDY / PLAY ROOM:

6'04" x 5'08" (1.93m x 1.73m)

Double glazed window to front with fitted shutters, built in wardrobe, radiator, wood flooring.

CLOAKROOM:

7'08">4'09" x 5'08" (2.34m>1.45m x 1.73m)

Double glazed window to side, vanity hand basin, low level W/C, utility cupboard with plumbing and electric for washing machine, chrome heated towel rail, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window over stairs with glass balustrade, loft hatch with ladder, doors to- master bedroom, bedroom two, bedroom three, bedroom four, family shower room.

MASTER BEDROOM:

21'11" x 9'04" (6.68m x 2.84m)

Dual aspect double glazed window to rear with fitted shutters

and window to side, radiator, wood effect flooring, door to ensuite.

EN-SUITE:

9'08" x 4'08" (2.95m x 1.42m)

Double glazed window to rear, 4 piece suite with free standing oval bath, wall mounted hand basin, low level W/C, corner shower, fully tiled, chrome heated towel rail.

BEDROOM TWO:

18'10" x 8'00" (5.74m x 2.44m)

Dual aspect double glazed window to rear and side with fitted shutters, radiator, wood effect flooring, airing cupboard.

BEDROOM THREE:

11'08" x 11'03" (3.56m x 3.43m)

Double glazed window to front with fitted shutters, radiator, wood effect flooring.

BEDROOM FOUR:

11'01" x 10'11" (3.38m x 3.33m)

Double glazed window to front with fitted shutters, radiator, wood effect flooring.

FAMILY SHOWER ROOM:

7'04" x 4'07" (2.24m x 1.40m)

Corner shower, vanity hand basin, low level W/C, chrome heated towel rail, extractor fan, fully tiled.

EXTERIOR:

REAR GARDEN:

60' (18.29m)

Patio to immediate rear of property, mainly laid to lawn with shrub border, patio area to rear of garden with Pergola and wooden storage, side access to front of house with access to garage, wooden office/cabin.

CABIN / OUTSIDE OFFICE:

Wood structure office space, fully insulated with power connected.

GARAGE:

Electric door to front, power connected.

FRONTAGE & PARKING:

Small laid to lawn area with shrub border, driveway parking for 3 vehicles with further on street available.



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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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