



14 Pickwick Avenue, Chelmsford, CM1 4UN

£370,000

**\*\* NO ONWARD CHAIN \*\*** A well presented semi detached family home situated on the popular Newlands Spring development. Ground floor: HALL, CLOAKROOM, GOOD SIZE LOUNGE, KITCHEN/DINER, CONSERVATORY. First floor: THREE BEDROOMS & FAMILY BATHROOM. The property has gas radiator heating and double glazed windows and doors. Newlands Spring Primary and Nursery School are a short walk away.

### LOCALITY INFORMATION

There are excellent schools in close proximity and regular bus services in to Chelmsford city centre which has the mainline railway station London Liverpool Street. There is a Morrison's supermarket within walking distance and shopping facilities and doctors surgery in the vicinity. Newlands Spring is situated on the northern outskirts of the city and enjoys countryside walks nearby.

### ACCOMMODATION COMPRISES

Entrance door with two frosted leaded light windows to hall.

### HALL

Radiator, doors to lounge and cloakroom.

### CLOAKROOM



Coloured suite with low level wc, wash hand basin, radiator, fully tiled walls, frosted leaded light double glazed window.

GOOD SIZE LOUNGE 15'9" x 14'11" (4.82 x 4.57)



The focal point of the room is the feature limestone

fireplace, two radiators, stairs to first floor with deep cupboard below, bay leaded light double glazed window with ornamental display sill.

### REVERSE VIEW



### FEATURE LIMESTONE FIREPLACE



KITCHEN/DINER 15'9" x 8'6" (4.80m x 2.59m )

**KITCHEN AREA**



A good range of worktop space with ample drawers and cupboards below, ample eye level cabinets, also housing Vaillant wall mounted boiler, appliances include a Stoves gas four ring hob with concealed extractor hood above, Stoves electric double oven/grill, tiled walls, leaded light double glazed window to rear.

**DINING AREA**



Radiator, wide opening to conservatory.

**CONSERVATORY 9'2" x 8'7" (2.81 x 2.64)**



Brick built under a pitched roof with upvc double glazed windows with leaded light fan lights, radiator, upvc double glazed French doors to rear garden.

**LANDING**

Access to roof space, airing cupboard.

**BEDROOM ONE 12'3" x 8'11" (3.75 x 2.72)**



Radiator, fitted wardrobes, leaded light double glazed window.

## FITTED WARDROBES



**BEDROOM TWO 11'7" including wardrobes x 8'11" (3.54 including wardrobes x 2.74 )**



Radiator, two built in double wardrobes, leaded light double glazed window.

**BEDROOM THREE 8'10" maximum x 6'8" maximum (2.70 maximum x 2.04 maximum)**

Radiator, over stair cupboard, leaded light double glazed window.

## FAMILY BATHROOM



Coloured suite comprising panelled bath with shower over, low level wc, wash hand basin, heated towel rail, fully tiled walls, frosted leaded light double glazed window.

## GARAGE AND DRIVEWAY PARKING

There is driveway parking in front of the attached brick built garage which has a roll up door, power and light connected, pitched roof space and part double glazed door to rear garden.

## FRONT GARDEN

The garden has been attractively landscaped with stoned bedding and flower and shrub bed.

## REAR GARDEN



The garden is overlooked and attractively designed paved pathways and patios, a feature raised circular patio, the remainder is laid to lawn with flower and shrub borders.

SECLUDED SIDE PATIO AREA



CIRCULAR RAISED FEATURE

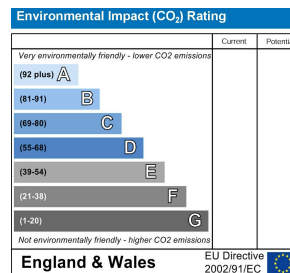
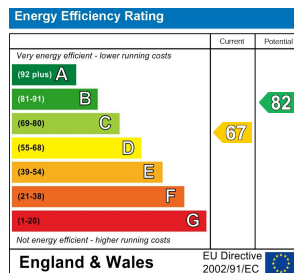


REAR ELEVATION





**APPROX INTERNAL FLOOR AREA**  
95 SQ M (1020 SQ FT) (Includes Garage)  
This floorplan is for illustrative purposes only and is **NOT TO SCALE**  
All measurements are approximate  
**NOT** to be used for valuation purposes  
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