

Paul Mason Associates



Steerforth Close, Newland Spring, Chelmsford, Essex, CM1

Guide price £475,000

- Three Bedroom Link-Detached Family Home
- Garage Plus Extensive Parking For Numerous Vehicles
- Large Conservatory With French Doors To Garden
- Modern Fitted Kitchen / Dining Room
- Utility Room
- Ground Floor Cloakroom
- Close To Schools & Amenities
- Quiet Cul-de-Sac Location
- Scope To Extend Further (STPC)
- Landscaped Rear Garden

Gary Townsend at Paul Mason Associates offers this spacious, three bedroom link-detached family home set in the popular Newland Spring area of Chelmsford, within close proximity to schools and amenities. The property is set back from the road and offers excellent parking for several vehicles. The property consists of three bedrooms and family bathroom to the first floor, with a lounge, modern kitchen/dining room, spacious conservatory plus utility and cloakroom to the ground floor. There is also a well designed garden to the rear with lawn, seating areas, pond and a wonderful silver birch tree. This family home also offers scope to extend further (STPC) if required.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

## Distances

Chelmsford Station: 2.7 miles  
(Liverpool Street from 34 mins)  
Stansted Airport: 17.4 miles  
A12 (Boreham): 4.2 miles  
King Edwards VI Grammar  
School: 2.2 miles  
Chelmsford County High School  
for Girls: 1.9 miles

(All distances are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

This provides space for shoes and cloaks and leads through to the lounge.

#### Lounge

4.69m x 4.60m (15'4" x 15'1")  
Double glazed window to front, open staircase to first floor, telephone and television points, radiators, solid wood flooring and smooth ceiling. Door to the kitchen/dining room.

#### Kitchen / Dining Room

4.66m x 3.05m (15'3" x 10'0")  
Double glazed window to rear conservatory, range of modern high gloss base and wall units with edged work surface over and tiled splashbacks, one and a half sink drainer unit with central mixer tap plus water softener. There is an electric range cooker with 5 ring gas burner plus extractor hood

over, built-in fridge and space for dishwasher. There are radiators, television point, solid wood flooring and smooth ceiling with spotlights. Door to utility, plus patio doors leading through to the conservatory.

#### Utility

Double glazed window to rear, work surface with single bowl sink and drainer, space for washing machine and tumble dryer, storage cupboards, wall mounted boiler, wood flooring and smooth ceiling. Doors to garage, cloakroom and rear garden.

#### Cloakroom

LLWC, pedestal wash hand basin with tiled splashback, carpet to floor and smooth ceiling.

#### Conservatory

4.47m x 3.30m (14'7" x 10'9")  
Entered via patio doors from the dining area, uPVC built with polycarbonate roof, power sockets, tiled flooring and French doors to the rear garden.

### FIRST FLOOR

#### Landing

Double glazed window to side, access to a part boarded loft with power and lighting fitted, carpet to floor and textured ceiling.

#### Bedroom One

4.08m x 2.69m (13'4" x 8'9")  
Double glazed window to front,

radiator, television and telephone points, carpet to floor and smooth ceiling.

#### Bedroom Two

3.63m x 2.71m (11'10" x 8'10")  
Double glazed window to rear, radiator, telephone point, carpet to floor and textured ceiling.

#### Bedroom Three / Study

3.18m x 1.85m (10'5" x 6'0")  
Currently used as an office, double glazed window to front, storage cupboard with boiler, radiator, television and telephone points, carpet to floor and textured ceiling.

#### Family Bathroom

Opaque double glazed window to rear, panelled bath with central mixer taps and electric shower over, LLWC, vanity wash hand basin with storage under and tiled splashbacks, shaver point, extractor fan, heated towel rail, tiled flooring and textured ceiling with sunken spotlights.

### EXTERIOR

#### Rear Garden

The rear garden has been sympathetically landscaped to provide various areas of interest. From the conservatory and rear doors, a patio area provides room for seating and has been planted with various fruit bushes and plants. From here, you access the

main lawned area, with raised planter, Koi pond, an array of bed planting and path leading to a rear patio area which is used for shaded seating under the mature Silver Birch tree. There is an additional small pond, storage shed (housing plant for the main pond) and access gate to rear.

#### Garage, Driveway & Parking

Due to the property being set back from the road, the driveway offers extensive parking to the front, and leads to the single integral garage with up and over door, plus a lawned area to side.

#### Viewings

Strictly by appointment only through Paul Mason Associates  
01245 382555

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

