

Paul Mason Associates

Anvil Way, Springfield, Chelmsford, CM1 6SZ  
Guide price £750,000





- Four Bedroom Detached Family Home In Cul-de-Sac Location
- Unique Plot With Additional Garden Offering Various Uses
- South Facing Landscaped Rear Garden
- Detached Double Garage Plus Extensive Parking
- Dual Aspect Lounge With French Doors To Rear patio & Garden
- Modern Fitted Kitchen / Breakfast Room With Quartz Work Surfaces
- Separate Dining Room
- En-Suite To Master Bedroom
- Landscaped Front & Rear Gardens
- Viewing Advised To Fully Appreciate This Unique & Flexible Plot

Gary Townsend at Paul Mason Associates offers this wonderful four bedroom detached family home which benefits from a unique plot with its additional garden which could be developed for various uses. The property itself enjoys a dual aspect lounge, separate dining room, plus kitchen/breakfast room and cloakroom to the ground floor, and the galleried landing services four bedrooms to the first floor, with the master boasting a modern fitted en-suite shower room. Externally, the landscaped gardens are a particular feature, along with the extensive driveway and detached double garage, which adjoin the additional piece of land.

Positioned at the end of a cul-de-sac, this property is also well placed to access both the A12 to the East, and A131 to the North, plus the added bonus of just a short drive to the new Beaulieu park Train Station. Chelmsford City Centre is also easily accessible and offers a wide range of shopping and leisure facilities for all ages, with its abundance of restaurants and sporting facilities. A selection of local schools such as Boswells School, Beaulieu School and three further Primary schools are in close proximity, making it ideal for families of all ages.

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Energy Efficiency Rating	
Current	Potential
	84
75	

Very energy efficient - lower running costs

(92 plus) A  
(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

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A  
(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

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## DISTANCES

Beaulieu Park Train Station: 2.9 miles approx.

Chelmsford City Train Station: 2.6 miles

Stansted Airport: 16.4 miles

King Edwards Grammar School: 2.1 miles

Chelmsford County High School: 2.1 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

Windows to side and front, carpet to floor and smooth ceiling. Door to Hallway

#### Hallway

Stairs to first floor, understairs storage cupboards, dado rail, carpet to floor and coved ceiling with smoke detector fitted.

#### Lounge

7.11m x 3.49m (23'3" x 11'5")

Entered via glazed double doors, double glazed bay window to front, feature fireplace with inset gas fire, two radiators, carpet to floor and coved ceiling. French doors to rear patio and garden.

#### Dining Room

4.74m x 3.49m (15'6" x 11'5")

Entered via glazed double doors, double glazed bay window to rear, radiator, laminate flooring and coved ceiling. Door to kitchen.

#### Kitchen / Breakfast Area

4.35m x 3.16m (14'3" x 10'4")

Double glazed window to rear, range of modern high gloss bases and wall units with quartz work surface incorporating a one and a half underhung ceramic sink with quartz

splashback and central mixer tap with filtered hot & cold water function (with under-unit boiler and softener), built-in electric double oven with plate warmer, induction hob with extractor over, space for fridge/freezer, laminate flooring with underfloor heating and smooth ceiling with sunken spotlights. Door to rear and open to Utility Area.

#### Utility Area

1.85m x 1.76m (6'0" x 5'9")

Double glazed window to front, range of base and wall units with quartz work surface and butlers sink fitted, wall mounted boiler in cupboard, space for washing machine and dishwasher, heated towel rail, laminate flooring with underfloor heating and smooth ceiling with sunken spotlights. Door to side.

#### Cloakroom

Opaque double glazed window, fully tiled, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, tiled flooring and coved ceiling.

### FIRST FLOOR

#### Galleried Landing

Double glazed window to front, airing cupboard, dado rail, carpet to floor and coved ceiling with loft hatch to a part boarded loft with power and lighting fitted plus pull down ladder.

#### Bedroom One

4.01m x 3.53m (13'1" x 11'6")

Double glazed window to front, radiator, carpet to floor and coved ceiling.

#### Bedroom One En-Suite

Opaque double glazed window to side and rear, fully tiled, double shower, LLWC, vanity wash hand

basin with tiled splashback, shaver point, extractor fan, heated towel rail, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights.

#### Bedroom Two

3.30m x 2.78m (10'9" x 9'1")

Double glazed window to rear, radiator, carpet to floor and coved ceiling.

#### Bedroom Three

3.48m x 2.96m (11'5" x 9'8")

Double glazed window to rear, radiator, carpet to floor and coved ceiling.

#### Bedroom Four

3.04m x 2.81m (9'11" x 9'2")

Double glazed window to front, radiator, carpet to floor and coved ceiling.

#### Family Bathroom

Opaque double glazed window to rear, fully tiled, panelled bath with electric shower over, LLWC, vanity wash hand basin with tiled splashback, shaver point, extractor fan, heated towel rail, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Double Garage & Driveway

The property benefits from a detached double garage with power and lighting fitted and is positioned on an extremely spacious block paved driveway with space for approximately 5 cars (with electric car charge point) and caravan hook-up. The borders have been landscaped with various plant and shrub borders, and there is an access gate to the Additoional Garden. There is also a further 12' x 5' storage shed.

### Rear Gardens

The landscaped, south facing rear garden commences with a large patio area with sufficient room for an array of furniture and leads to a level lawn with well stocked borders of various trees and plants. To the rear of the garden is a further patio with summer house (power and lighting fitted), making full use of this delightful plot. There are also two outside taps, lighting, plus access gate to the front of the property.

#### Additional Garden

The plot is quite unique in the fact that the current owners have acquired an additional piece of land to the front of the property that adjoins the already spacious front parking area. Currently used as a vegetable and fruit tree garden with spacious potting shed, the plot would be ideal for a home office/annexe (STPC) as well as many other uses.

#### Viewings

Strictly by appointment only through the selling agent 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.

#### Solar Panels

Full details to follow.





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