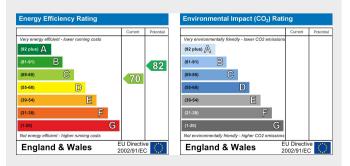


- Four Bedroom Detached Family Home
- En-Suite To Master Bedroom
- Modern Fitted Kitchen Plus Utility
   Room
- Lounge
- Dining Room
- Conservatory
- Family bathroom Plus Ground Floor
   Cloakroom
- Integral Garage Plus Private Driveway
   For Two Vehicles
- Landscaped Front & Rear GardenWith Mature Trees & Planting
- Easy Access To Schools, Local Shops& Chelmsford City Centre



Gary Townsend at Paul Mason Associates offers this immaculate four bedroom detached family home which benefits from three reception rooms plus a modern fitted kitchen and a utility room, to the ground floor plus a cloakroom and access to the integral garage. To the first floor, the master bedroom has an en-suite shower room and the three further bedrooms are serviced via the family bathroom. Externally, there is a drive offering parking for two vehicles and landscaped front and rear and gardens with mature trees and planting. An Internal Inspection Is Advised.

Newlands Spring is located just north of Chelmsford with a regular bus service to the City which has direct rail links to London's Liverpool Street. There are well respected primary and pre-schools plus a Morrisons superstore within walking distance and the City centre offers a wide range of shopping and leisure facilities, plus many restaurants and bars as well as a thriving market. The Bond Street Shopping area has a John Lewis Department Store and an Everyman Cinema.





Produced by Elements Property

#### **DISTANCES**

Chelmsford Station: 3.1 miles (Liverpool Street from 34 mins) Stansted Airport: 17.8 miles A12 (Boreham): 4.4 miles King Edward VI Grammar School: 2.5 miles Chelmsford County High School

for Girls: 2.1 miles

#### **ACCOMMODATION**

#### **GROUND FLOOR**

#### **Entrance Hall**

Stairs to first floor, radiator, storage cupboard, Amtico flooring and coved ceiling.

## Lounge

4.90m x 3.20m (16'0" x 10'5")

Double glazed window to front, feature fireplace, radiators, carpet to floor and coved ceiling.

Archway to Dining Room

# **Dining Room**

3.90m x 2.70m (12'9" x 8'10") Storage cupboard, radiator, carpet to floor and coved ceiling. Patio doors to Conservatory.

## Conservatory

3.50m x 3.00m (11'5" x 9'10")
Part uPVC and part brick built with polycarbonate roof, radiator, carpet to floor and French doors to rear patio.

#### Cloakroom

LLWC, vanity wash hand basin, Amtico flooring and coved ceiling.

#### Kitchen

2.90m x 2.60m (9'6" x 8'6")
Double glazed window to rear, range of fitted base and wall units with wood effect work surfaces incorporating a one and half bowl sink with central mixer tap and tiled splashback, built-in electric double oven and ceramic hob with extractor over, water softener, integrated fridge and dishwasher, wall mounted boiler in cupboard, tiled flooring with underfloor heating and door to Utility.

#### Utility

2.60m x 1.60m (8'6" x 5'2")
Double glazed window to rear,
matching base and wall units,
space for washing machine,
tumble dryer and fridge/freezer,
radiator, carpet flooring and coved
ceiling. Doors to garage and rear
garden.

## FIRST FLOOR

# Landing

Double glazed window to side, airing cupboard, radiator, carpet to floor and coved ceiling with access to a boarded loft with power and lighting fitted.

### **Bedroom One**

3.70m x 3.10m (12'1" x 10'2") Double glazed window to rear, built-in wardrobes, radiator, carpet to floor and coved ceiling.

# Bedroom One En-Suite

Opaque double glazed window to

rear, fully tiled, shower cubicle, LLWC, vanity wash hand basin, heated towel rail, vinyl flooring and smooth ceiling.

### **Bedroom Two**

4.40m x 3.10m (14'5" x 10'2")

Double glazed window to front,
built-in wardrobes, radiator, carpet
to floor and coved ceiling.

#### **Bedroom Three**

3.10m x 2.30m (10'2" x 7'6") Double glazed window to front, radiator, carpet to floor and coved ceiling.

## Bedroom Four / Study

3.00m x 2.00m (9'10" x 6'6") Double glazed window to rear, radiator, carpet to floor and coved ceiling.

# **Family Bathroom**

Opaque double glazed window to front, fully tiled, panelled bath with central mixer taps and electric shower over, LLWC, vanity wash hand basin, heated towel rail, vinyl flooring and smooth ceiling.

## **EXTERIOR**

# Driveway & Garage

The property benefits from a driveway which offers parking for two vehicles and leads to the integral garage which has power and lighting fitted. There is also a well maintained planted area with many specimen plants providing colour throughout the year.

#### Gardens

The rear garden commences with a patio area that is accessed from both the conservatory and utility rooms. From here you step onto a lawn area with well stocked borders offering an array of trees and plants. There is also an outside tap and lighting, plus access gate to side.

## **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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

# Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.













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























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



