

Adrians

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For Sale £475,000

Adrians
Care, Trust & Experience



Paddock Drive, Chelmsford

Located on the popular 'Nabbotts Farm' development in Springfield is this link detached three bedroom family home having been extended to the ground floor to provide a good size kitchen with the addition of a useful utility area. The property is double glazed and has gas radiator central heating, off road parking is provided for four cars along with a garage.



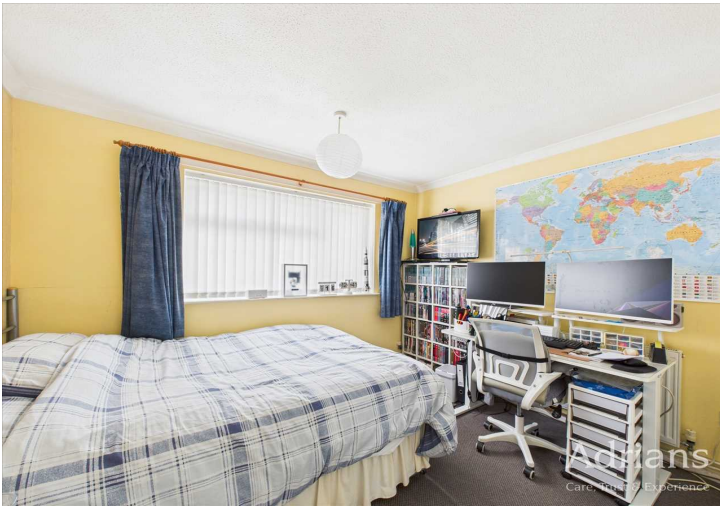
3 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



ENTRANCE HALL

Stairs to first floor, electric heater, door leading to

GROUND FLOOR CLOAKROOM

Two piece suite with low level W.C and wash hand basin with mixer taps, double glazed obscure window to front.

LOUNGE 4.17m (13'8) x 3.84m (12'7)

Double glazed window to front, radiator, fireplace surround with fitted gas fire, door leading to

DINING ROOM 3.18m (10'5) x 2.84m (9'4)

Double glazed patio doors leading to conservatory, radiator, door leading to Kitchen

CONSERVATORY 2.77m (9'1) x 2.24m (7'4)

Double glazed windows to rear and side, door giving access to garden, radiator.

EXTENDED KITCHEN

Fitted in a range of pine wall and base level units with roll edge worktops, one and a quarter bowl stainless steel sink unit with mixer tap, built in four ring gas hob, oven and cooker hood, tiling to walls and floor, storage cupboard, double glazed window to rear with adjacent door giving access to garden, door to

UTILITY

Space for washing machine and tumble dryer, door to garage.

FIRST FLOOR LANDING

Storage cupboard housing boiler, doors leading to

BATHROOM

Three piece white suite comprising panel enclosed bath with electric shower over and screen to side, wash hand basin and low level w.c, tiling to walls, double glazed obscure window to rear.

BEDROOM ONE 3.53m (11'7) x 2.82m (9'3)

Double glazed window to front, fitted mirror wardrobes, radiator.

BEDROOM TWO 3.18m (10'5) x 2.82m (9'3)

Double glazed window to rear, built in wardrobes, radiator.

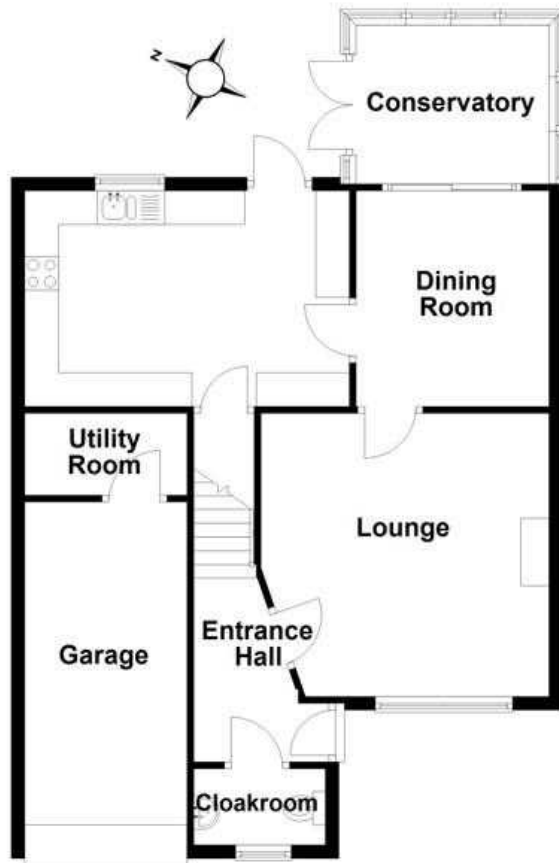
BEDROOM THREE 2.54m (8'4) x 2.36m (7'9)

Double glazed window to front, radiator.

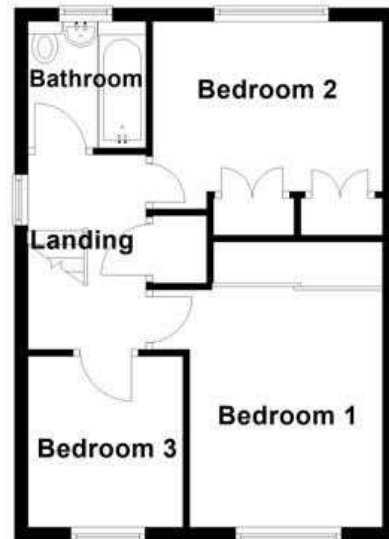
OUTSIDE

The rear garden commences with a decked area with the majority laid to lawn and fencing to all sides. To the front, off road parking is provided for four cars and there is a lawned area to one side.

Ground Floor



First Floor



EPC RATING: C
COUNCIL TAX BAND: D
Freehold

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

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