

Adrians

Sales & Lettings Agents

For Sale



Dahlia Close, Springfield, Chelmsford, CM1 6YG

This well presented and improved 3 bedroom end of terrace house has the benefits of a GARAGE adjacent to the property, a LANDSCAPED LOW MAINTENANCE GARDEN and a USEFUL REAR ADDITION which enlarges the ground floor accommodation. It comprises an entrance lobby, lounge /dining room, kitchen and the GOOD SIZE EXTRA AREA at the rear which has a number of different uses depending upon requirements. There are 3 bedrooms and family bathroom on the first floor. Chelmsford City centre and station are within easy reach as is the newly opened Beaulieu Park Station. ONLY available to buyers able to proceed straight away.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Front entrance door to

ENTRANCE PORCH

Laminate flooring, radiator, double glazed window to front, useful storage, further door to

LOUNGE / DINING ROOM 6.71m (22'0) x 3.79m (12'5) MAXIMUM + STAIR RECESS

A good size open plan room with laminate flooring, built in under stairs storage cupboard, two radiators, fire surround and hearth, double glazed window to front, bi-folding door to kitchen, wide opening to

FURTHER AREA 4.57m (15') x 2.96m (9'9)

Originally a conservatory addition but has now had a roof added with two roof lights, laminate flooring, radiator, door to side, double glazed window to rear, double glazed double doors giving access to the garden. This is a most useful rear addition having a number of different uses dependent upon requirements.

KITCHEN 2.55m (8'4) x 2.42m (7'11)

Fitted with a range of units comprising inset single drainer sink unit with mixer tap, working surfaces with drawers and cupboards under, space for washing machine, fridge freezer and dishwasher, built in hob and oven with cooker hood above, tiling over worktops, eye level cupboards, double glazed window to rear, inset spot lights.

FIRST FLOOR LANDING

Built in cupboard housing the wall mounted gas fired boiler, doors to

BEDROOM ONE 3.54m (11'7) x 2.64m (8'8)

Radiator, double glazed window to front, access to loft space.

BEDROOM TWO 3.11m (10'2) x 2.89m (9'6) MAXIMUM

Radiator, double glazed window to rear.

BEDROOM THREE 2.07m (6'9) x 2m (6'7)

Radiator, double glazed window to front.

BATHROOM

Bath with mixer tap, fitted Triton shower unit, wash hand bowl set in a unit with mixer tap, storage cupboards and w.c with concealed cistern, tiled flooring, towel warmer, fully tiled walls, double glazed window to rear, inset spot lights.

GARAGE 4.92m (16'2) x 2.36m (7'9)

Adjacent to the property and having an electric roller shutter door to the front and light and power connected.

GARDENS

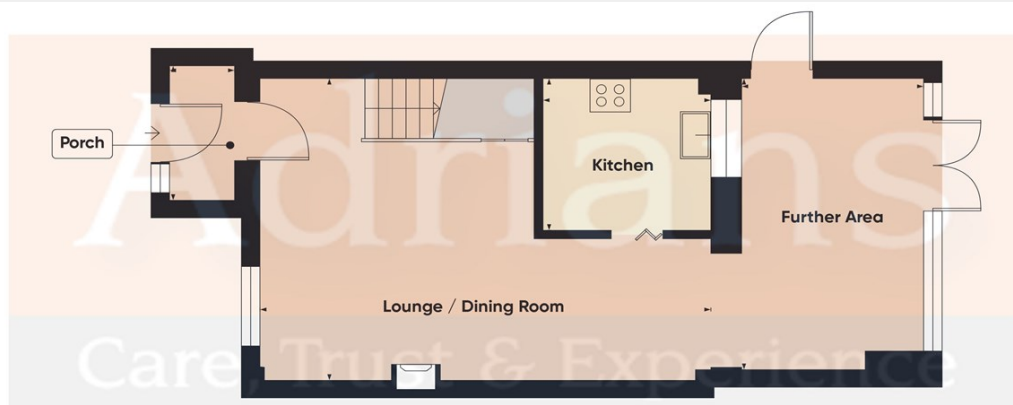
To the front there is a small area of open plan garden and in front of the garage there is a driveway for off road parking. The rear garden is South-Easterly facing, approximately 25ft in depth and specifically landscaped for low maintenance having a large paved patio area and central artificial lawn.

AGENTS NOTE

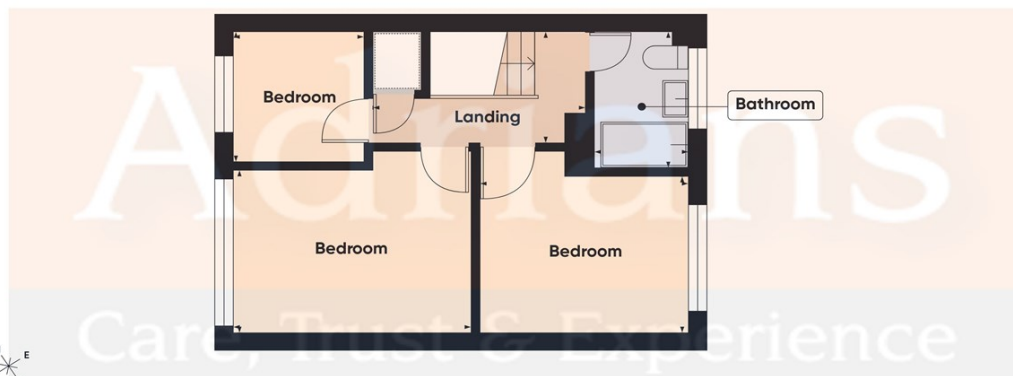
We understand from the sellers that between the house and the garage there is a pathway that is shared with one other property which gives access to the further area of this property, originally the conservatory, and also gives access to the other property's garden.

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Care, Trust & Experience



Floor 0



Floor 1

Approximate total area⁽¹⁾825 ft²76.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC RATING: C
COUNCIL TAX BAND: C
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

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For more information, please contact

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