

# Adrians

Sales & Lettings Agents

For Sale



## Spelow Drive, Newlands Spring, Chelmsford, CM1 4UQ

A spacious four bedroom detached family home located in the popular Newlands Spring area with view across farmland to the rear. In need of some modernisation but benefiting from no onward chain.

Newlands Spring is a popular part of Chelmsford to the north-west of the City centre and is convenient for both local shops and schools.



4 Bedroom(s)



2 Reception(s)



2 Bathroom(s)



Entrance to the property via PVCu door with two glazed side panels leading through to

#### **ENTRANCE HALL**

A spacious hallway with stairs which rise and turn to the first floor, under stairs cupboard, doors to

#### **GROUND FLOOR SHOWER ROOM**

Window to front, low level w.c, wash hand basin, shower cubicle, radiator, part tiled walls.

#### **LOUNGE 4.55m (14'11) x 3.58m (11'9)**

Window to front, radiator.

#### **DINING ROOM 4.98m (16'4) x 3.15m (10'4)**

Radiator, patio doors to rear leading to and overlooking the garden.

#### **CONSERVATORY 3.2m (10'6) x 2.84m (9'4)**

A part brick and wooden Victorian style conservatory enjoying views over the garden.

#### **KITCHEN 3m (9'10) x 2.97m (9'9)**

Window to rear, fitted with a range of base and wall level units, work surface, double drainer stainless steel sink unit, double oven, gas hob, extractor fan, door through to

#### **UTILITY 2.29m (7'6) x 2.06m (6'9)**

Window and door to rear, single drainer sink, space for washing machine and appliances.

#### **FIRST FLOOR LANDING**

Window to side, airing cupboard housing hot water tank, doors to

#### **BEDROOM ONE 3.96m (13'0) x 2.82m (9'3)**

Window to front, radiator, fitted wardrobes.

#### **BEDROOM TWO 3.38m (11'1) x 2.57m (8'5)**

Window to front, radiator.

#### **BEDROOM THREE 3.05m (10') x 2.16m (7'1)**

Window to rear.

#### **BEDROOM FOUR 2.01m (6'7) x 3.07m (10'1)**

Window to rear.

#### **BATHROOM**

Window to rear, four piece suite comprising panelled bath, low level w.c, bidet, wash hand basin in vanity unit, radiator, tiled walls.

**GARAGE** Power and light connected, power roller up and over door.

**EXTERIOR** The property has parking to the front and is located at the end of a cul-de-sac. The rear garden is relatively low maintenance with artificial grass, shrubs, fenced to boundaries, patio area. Chignal Road is behind the property which you cannot see from the garden or the house, beyond this into the distance there are views across farmland.



Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
1325 ft<sup>2</sup>  
123.1 m<sup>2</sup>

**Reduced headroom**  
2 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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: TBC**  
**COUNCIL TAX BAND: E**  
**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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