

Adrians

Sales & Lettings Agents

For Sale



Chuzzlewit Drive, Newlands Spring, Chelmsford, CM1 4XQ

This considerably improved and extremely well presented 4 BEDROOM DETACHED HOUSE really MUST be internally viewed to be fully appreciated! It offers excellent accommodation having a superb REAR EXTENSION having the "wow" factor with large open plan kitchen / family room with bi-folding doors onto the landscaped South Westerly facing garden. There is off road parking for 3 vehicles at the front and a garage which is currently used as a gym. There are good size lounge and dining areas as well as a FURTHER RECEPTION ROOM which has a number of different uses. Located on Newlands Spring on the North West side of Chelmsford it is within easy reach of the City centre and station and has local amenities close by including schools, shopping parade and Morrisons Store. The sellers are able to offer vacant possession hence the property is HIGHLY RECOMMENDED!



4 Bedroom(s)



3 Reception(s)



2 Bathroom(s)

www.adrians-property.co.uk | 01245 265303 | info@adrians-property.co.uk



Front entrance door to Entrance Hall.

ENTRANCE HALL

Encased radiator, stairs to first floor, useful built in cloaks cupboard, double glazed window to side, coved ceiling, door to

CLOAKROOM

W.C with concealed cistern, vanity wash hand basin with mixer tap, tiled flooring, towel warmer, double glazed window to front, inset spotlights.

LOUNGE AREA 4.6m (15'1) x 3.62m (11'11)

A good size area with radiator, stone fire surround and hearth, double glazed bow window to front, coved ceiling, door to kitchen and wide opening to dining area.

DINING AREA 2.85m (9'4) x 2.81m (9'3)

Encased radiator, coved ceiling, double glazed double doors giving access to the family area at the rear.

KITCHEN / FAMILY ROOM 7.83m (25'8) x 5.35m (17'7) MAXIMUM

A superb extended L-shaped rear room with KITCHEN AREA - extremely well fitted with Wren cream coloured units with granite working surfaces, butler sink unit, excellent range of cupboards and drawer units, Range Master oven to be included, space for washing machine and American style fridge freezer, integrated dishwasher, breakfast bar area, useful built in larder cupboard, excellent range of eye level cupboards with underlighting, inset spotlights, open to FAMILY AREA - a superb extended rear area, certainly having the wow factor and having an upright radiator, full width bi-folding doors giving access to the garden at the rear, large feature roof lantern with inset spot lights. From the kitchen area there is a door giving access to Study/Further Reception room.

STUDY / FURTHER RECEPTION ROOM 3.14m (10'4) x 2.37m (7'9)

Encased radiator, double glazed window to rear and door to garden, coved ceiling, door to garage

FIRST FLOOR LANDING

Feature replacement balustrade, built in airing cupboard, access to loft space, doors to

BEDROOM ONE 3.59m (11'9) x 3.3m (10'10) CLEAR FLOOR SPACE

A spacious main bedroom with radiator, built in wardrobe cupboards, double glazed window to rear, coved ceiling, door to:

EN-SUITE SHOWER ROOM

W.C with concealed cistern, vanity wash hand basin with mixer tap, tiled flooring, shower cubicle with fitted shower with rain head and separate hose, towel warmer, fully tiled walls, double glazed window to rear, inset spotlights.

BEDROOM TWO 4.7m (15'5) x 2.37m (7'9)

A good size bedroom with radiator, double glazed windows to front and rear

BEDROOM THREE 3.64m (11'11) x 2.47m (8'1)

Radiator, double glazed window to front, coved ceiling, inset spotlights.

BEDROOM FOUR 3.24m (10'8) x 2.58m (8'6)

Radiator, built in wardrobe cupboard, double glazed window to front, coved ceiling, inset spotlights.

BATHROOM

White suite comprising feature claw foot bath with mixer tap, shower attachment, fitted Mira shower unit, w.c. vanity wash hand basin with mixer tap, tiled flooring, radiator, fully tiled walls, double glazed window to side.

GARAGE 5.24m (17'2) x 2.41m (7'11)

Electric roller shutter door, light and power connected, wall mounted Potterton gas fired boiler, door at the rear giving access into the Study / Further reception room and currently the garage is used more like a gym.

GARDENS

To the front, virtually the whole garden is set laid, providing off road parking for up to three vehicles, there is a gravelled area, two ornamental trees, the property has an EV charging point, there is a side access gate leading to the rear garden which is south westerly facing, irregular in shape, landscaped and measuring approximately 45ft in width and approaching 25ft in depth from the rear of the extension. There is a large area of paved patio with pergola and seating area, ideal for entertaining which in turn leads to the area of lawn which has well stocked borders and within the garden there is a timber garden shed plus a summer house.

SUMMER HOUSE 2.72m (8'11) x 2.7m (8'10)

A good size timber built summer house with light and power connected, window to side and double doors at the front.



EPC RATING: D
COUNCIL TAX BAND: F
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

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP
01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk