

# Adrians

Sales & Lettings Agents



For Sale



## Trotwood Close, Newlands Spring, Chelmsford, CM1 4UZ

Situated in a "tucked away" location on the favoured Newlands Spring development is this 4 bedroom detached house with the benefit of a DOUBLE WIDTH GARAGE and OFF ROAD PARKING for a number of vehicles! It comprises an extended hall, cloakroom, spacious dual aspect lounge, separate dining room, STUDY, and a well fitted kitchen / breakfast room. On the first floor there are 4 bedrooms, the main bedroom having an EN-SUITE SHOWER ROOM and there is a family bathroom. Chelmsford City centre and station are within easy reach and bus services, schools, Morrisons store and shopping parade are all within walking distance. NEEDS TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED!



4 Bedroom(s)



3 Reception(s)



2 Bathroom(s)



Front entrance door to

**PORCH AREA** An extended entrance hall with an open plan porch type area with double glazed windows to front and side, leading to the main hallway itself.

**ENTRANCE HALL** A spacious hallway with tiled flooring, radiator, stairs to first floor with feature balustrade, under stairs storage cupboard, coved ceiling, white panelled doors to

**CLOAKROOM** Tiled flooring, w.c, wash hand basin with mixer tap, radiator, double glazed window to front.

**LOUNGE 6.44m (21'2) x 3.55m (11'8)** A good size dual aspect reception room with solid wood flooring, two radiators, fire surround and hearth, double glazed window to front, double glazed double doors and side lights to rear leading onto the garden, coved ceiling, glazed sliding doors giving access to the dining room which is also access from the hallway.

**DINING ROOM 2.79m (9'2) x 2.68m (8'10)** Solid wood flooring, radiator, double glazed window to rear, coved ceiling.

**STUDY 3.59m (11'9) x 2.42m (7'11)** Radiator, double glazed window to front, coved ceiling.

**KITCHEN / BREAKFAST ROOM 5.21m (17'1) x 3.72m (12'2) MAXIMUM** A spacious 'L' shaped room rearranged from its original design and well fitted with units comprising inset one and a quarter bowl single drainer sink unit with mixer tap, working surfaces with cupboards under, several basket storage units, space for Range style oven, washing machine and American style fridge freezer, radiator, tiled flooring, eye level cupboards (one housing the gas fired boiler), part of the room has a vaulted ceiling, double glazed window to rear, double glazed double doors giving access into the garden, coved ceiling, inset spot lights, roof light.

**FIRST FLOOR LANDING** Built in airing cupboard, access to loft space, coved ceiling, white panelled doors leading to

**BEDROOM ONE 3.66m (12'0) x 3.59m (11'9) CLEAR FLOOR SPACE** Radiator, built in wardrobe cupboard, double glazed window to front, coved ceiling, inset spot lights, door to

**EN-SUITE SHOWER ROOM** W.c, large vanity wash hand basin with mixer tap, shower cubicle with fitted shower, tiled flooring, towel warmer, fully tiled walls, double glazed window to front, inset spot lights.

**BEDROOM TWO 3.62m (11'11) x 3.05m (10'0)** Radiator, double glazed window to front, coved ceiling.

**BEDROOM THREE 3.32m (10'11) x 2.67m (8'9)** Radiator, double glazed window to rear, coved ceiling.

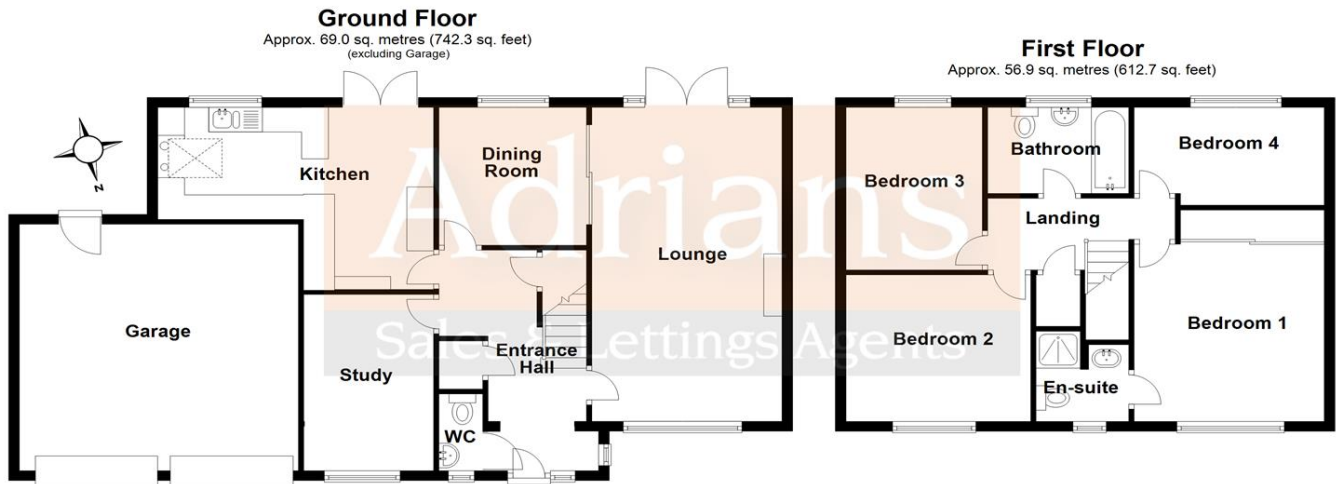
**BEDROOM FOUR 3.61m (11'10) x 2.12m (6'11)** Radiator, double glazed window to rear, coved ceiling.

**BATHROOM** Panel enclosed bath with mixer tap, fitted Bristan shower unit, pedestal wash hand basin with mixer tap, w.c, tiled flooring, radiator, mainly tiled walls, double glazed window to rear, inset spot lights.

**DOUBLE WIDTH GARAGE 5.21m (17'1) x 5.15m (16'11)** An attached double width garage with twin up and over door to front, light and power connected, useful eaves storage space, solar panel controls, door at rear giving access into the garden.

**OFF ROAD PARKING** This property has the added benefit of off road parking for a number of vehicles. There is a set laid area in front of the double garage providing off road parking for two vehicles plus there is a further set laid area in front of the house for additional off road parking.

**GARDEN** There are access gates to either side of the property which lead into the rear garden which is South facing and triangular in shape, being mature it screens Copperfield Road behind and comprises of a large area of lawn, established borders, seating areas, numerous trees and shrubs etc, timber pergola, outside tap.



Total area: approx. 125.9 sq. metres (1355.0 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE  
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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**EPC RATING: C**  
**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**

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