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For Sale

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Flintwich Manor, Newlands Spring, Chelmsford, CM1 4YP

Having undergone extensive improvements, is this fully detached three bedroom family home on the popular Newlands Spring development. The current vendor has refitted the kitchen with integrated appliances, along with a refitted modern white bathroom suite and gas radiator central heating. There are new floor coverings to both the ground and first floor, and a good size rear garden with plenty of storage and garage. This property is being offered for sale with no onward chain.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)

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



Entrance door leading through to

ENTRANCE HALL

Part open tread staircase leading to first floor, double glazed window to front, radiator, doors to

GROUND FLOOR CLOAKROOM

Two piece suite comprising low level w.c, wash hand basin and towel rail.

OPEN PLAN LOUNGE / KITCHEN 7.59m (24'11) x 4.83m (15'10)

KITCHEN AREA

Fitted in a range of modern wall and base level units with square edge wood effect worktops, inset sink unit with mixer tap, built in four ring induction hob with extractor hood above, integrated fridge, dishwasher and washing machine, breakfast bar area, smooth ceiling, double glazed lead light window to side, split door giving access to garden.

LIVING AREA

Dual aspect with double glazed lead light windows to front and rear, radiators, double glazed French doors giving access to conservatory, electric fire with beam above, under stairs storage cupboard.

CONSERVATORY 2.82m (9'3) x 2.57m (8'5)

Part brick and part glazed construction, vaulted roof line, radiator, French doors opening onto patio.

FIRST FLOOR LANDING

Airing cupboard, smooth ceiling, loft access (this is where the gas boiler is located), doors to

BEDROOM ONE 3.96m (13'0) x 2.95m (9'8)

Double glazed lead light window to rear, radiator, built in mirror fronted wardrobes.

BEDROOM TWO 2.9m (9'6) x 2.79m (9'2)

Double glazed lead light window to rear, radiator, built in mirror fronted wardrobes.

BEDROOM THREE 2.97m (9'9) x 1.98m (6'6)

Suspended double glazed bay window to front, radiator, wood style laminate flooring.

BATHROOM

Refitted white suite comprising panel enclosed bath with mixer tap, independent shower over and foldable screen to side, vanity unit housing wash hand basin and twin flush low level w.c, tiling to walls, chrome towel rail, double glazed lead light window obscure window to front.

GARDENS

The rear garden has an extensive paved patio area which extends to the side leading to a good size garden room and adjacent storage shed, one being insulated with power and light connected. The remainder of the garden is majority laid to lawn with fencing to boundaries.

GARAGE & PARKING

Up and over door with parking in front for one vehicle.

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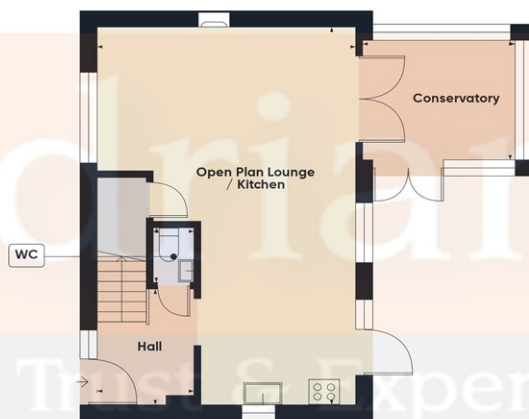
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Approximate total area⁽¹⁾838 ft²77.7 m²

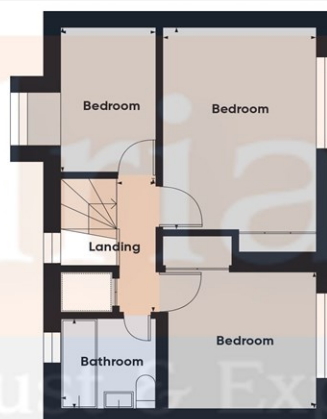
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1



EPC RATING: D
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

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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