



Barnaby Rudge

Newland Spring, Chelmsford, CM1 4YG

Freehold
Tax Band: E

Offers In Excess Of £700,000



Boasting an UNOVERLOOKED & re-landscaped rear garden, spacious 18' kitchen/diner opening to VAULTED FAMILY ROOM plus utility room & BAY-FRONTED lounge is this EXTENDED five bedroom detached property. Benefiting from an EN-SUITE & DRESSING ROOM to master bedroom plus family bathroom & d/stairs cloakroom, an integrated garage with driveway for 3 vehicles and IMMACULATELY PRESENTED THROUGHOUT with sizeable living accommodation set over three floors. Ideally tucked away in a CUL-DE-SAC position within Newlands Spring, just a short walk to all local shops/amenities & popular schools. Convenient access to A414/M11 and Chelmsford City Centre & Mainline Station. Call Hamilton Piers to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entrance door, stairs to first floor, under stairs storage cupboard, two radiators, walk-in storage cupboard, tiled flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, inset WC, vanity wash hand basin.

LOUNGE:

12'1 x 11'9 (3.68m x 3.58m)

Double glazed bay window to front aspect (fitted with shutters), radiator, carpeted flooring.

KITCHEN / DINER:

18'10 x 12'5 (5.74m x 3.78m)

Double glazed window to rear and side aspects, a series of matching base and wall units, edged work surfaces in Granite incorporating a large ceramic sink with central mixer tap, boiling water tap, two built-in ovens, warming drawer, microwave oven, integrated fridge/freezer, dishwasher and wine cooler, induction hob with extractor hood over, breakfast bar, radiator, tiled flooring. Opening to sitting/family room.

SITTING / FAMILY ROOM:

15'2 x 11'9 (4.62m x 3.58m)

Velux windows to each side aspect, log burner with surround, radiator, vaulted ceiling. Two sets of double doors onto rear garden.

UTILITY ROOM:

10'5 x 7'9 (3.18m x 2.36m)

Double glazed window to rear aspect, fitted base units, roll top work surface incorporating a single bowl sink with central mixer tap and drainer, space for fridge/freezer, washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring. Secure door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect (fitted with shutters), stairs to second floor, carpeted flooring.

MASTER BEDROOM:

12'2 x 9'7 (3.71m x 2.92m)

Double glazed window to rear aspect, radiator, carpeted flooring.

DRESSING ROOM:

7'3 x 5'7 plus recess into wardrobes (2.21m x 1.70m plus recess into wardrobes)

Full length built-in wardrobes to each side, carpeted flooring.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

18'9 x 7'2 plus door recess (5.72m x 2.18m plus door recess)

Double glazed windows to front aspect, two built-in double wardrobes, two radiators, carpeted flooring.

BEDROOM FOUR:

8'8 x 7'8 (2.64m x 2.34m)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to side aspect, panelled bath with central mixer tap with shower attachment and dual shower over, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

SECOND FLOOR ACCOMMODATION:

LANDING:

Velux window to side aspect, carpeted flooring.

BEDROOM THREE:

13'3 x 12'8 (4.04m x 3.86m)

Double glazed window to rear aspect, built-in cupboard/wardrobe, radiator, carpeted flooring, vaulted ceiling.

BEDROOM FIVE:

13'3 x 8'3 (4.04m x 2.51m)

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring, vaulted ceiling.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising a patio area to property rear and side with remainder mainly laid to lawn, raised decking area with pergola over, timber storage shed, gated side access.

GARAGE, DRIVEWAY & PARKING:

Integrated garage fitted with power, lighting and up & over door. Driveway parking for 4 vehicles.

AGENTS NOTES:

Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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