

# Adrians

Sales & Lettings Agents

For Sale



## Petunia Crescent, Springfield, Chelmsford, CM1 6YP

With a pleasant view towards open green space and a small play park, this three bedroom semi-detached family home is situated within a small cul-de-sac and within easy reach of local schooling. Internally, there is a lovely open plan lounge/diner with good size reception porch, whilst outside and to the rear there is a pleasant garden. To the side, there is garaging and parking. Viewing is advised.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance door leading through to

### **ENTRANCE PORCH**

Window to front, radiator, French style doors through to

### **LOUNGE / DINING ROOM 6.63m (21'9) x 4.75m (15'7) > 7'2"**

Bay window to front, stairs rising to first floor with under stairs recess and storage, coving to ceiling, dado rail, two radiators, access to kitchen, sliding doors to rear garden.

### **KITCHEN 2.51m (8'3) x 2.36m (7'9)**

Coving to ceiling, window to rear, fitted with a range of wall and base level units, roll edge worktops, inset single drainer sink unit, four ring electric hob with oven beneath, space for fridge freezer and washing machine, door to garden.

### **FIRST FLOOR LANDING**

Coving to ceiling, loft access, dado rail, cupboard housing boiler, doors to

### **BEDROOM ONE 3.48m (11'5) x 2.64m (8'8) + RECESS**

Double glazed window to front, radiator.

### **BEDROOM TWO 3.1m (10'2) x 2.18m (7'2) < 9'4"**

Two double glazed windows to rear.

### **BEDROOM THREE 2.01m (6'7) x 1.98m (6'6)**

Double glazed window to front.

### **BATHROOM**

Obscure double glazed window to rear, white suite comprising panel enclosed bath with mixer tap, wash hand basin with cupboard under, modern w.c, heated towel rail.

### **OUTSIDE**

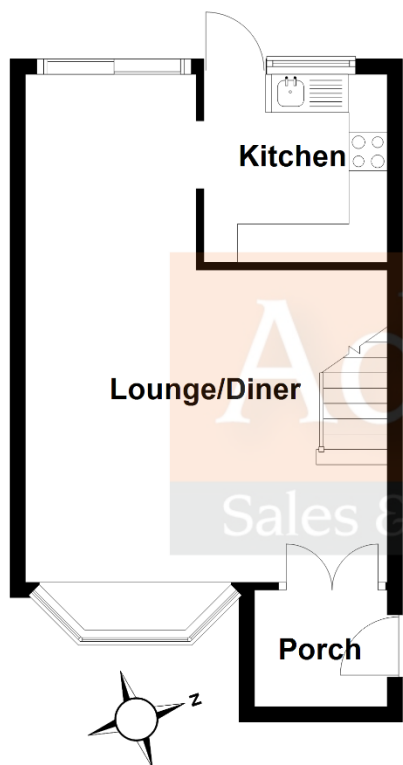
As mentioned previously, there is off street parking to the side leading to garage. To the rear there is a pleasant garden commencing with a paved patio opening onto the remainder which is mostly laid to lawn, various flower and shrub beds to borders, panel enclosed fencing to boundaries.

### **GARAGE**

Up and over door to front.

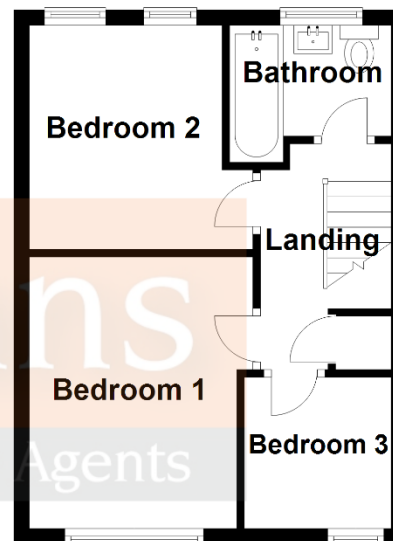
## Ground Floor

Approx. 34.6 sq. metres (372.7 sq. feet)



## First Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.3 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: D**  
**COUNCIL TAX BAND: C**  
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**

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