



## Totnes Walk

Freehold  
Tax Band: E

Old Springfield, Chelmsford, CM1 6LU

**Guide Price £650,000**



Located on a **GENEROUS CORNER PLOT** with a **DOUBLE-WIDTH GARAGE** is this very spacious **FIVE BEDROOM** detached family home. Boasting an **IMPRESSIVE 34' LOUNGE DINER**, fitted kitchen & breakfast room, **STUDY / PLAYROOM**, entrance hall & cloakroom, **GREAT-SIZED BEDROOMS** with an **EN SUITE** to the master, and spacious family bathroom with bath and shower cubicle, ample driveway parking and lawned frontage. Ideally situated in this sought-after turning, close to highly regarded schooling. Contact Hamilton Piers of Springfield to view!



# Totnes Walk, Old Springfield, Chelmsford, CM1 6LU

## Ground Floor:

### Entrance Hall:

UPVC entrance door to front, doors to study / play room, kitchen, lounge diner, cloakroom, radiator, stairs to first floor.

### Cloakroom:

Obscure double glazed window to front, low level WC, wall mounted hand wash basin, radiator, tiled walls.

### Kitchen:

12' > 8'10" x 11'11" (3.66m > 2.69m x 3.63m )

Double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated oven, microwave, dishwasher, space for fridge freezer, entrance to breakfast room, part tiled walls, tiled flooring.

### Breakfast Room:

9'5" x 8' (2.87m x 2.44m)

Double glazed window and door to rear, door to study/play room, radiator, tiled flooring.

### Study / Play Room:

13'9" > 10'6" x 8'1" (4.19m > 3.20m x 2.46m)

Double glazed windows to front and side, radiator.

### Lounge Diner:

34'5" x 10'11" > 9'7" (10.49m x 3.33m > 2.92m)

Double glazed windows to front rear and side, obscure double glazed window to side, three radiators.

## First Floor:

### Split Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, bedroom four, bedroom five, family bathroom, loft access.

### Bedroom One:

11' x 10'5" (3.35m x 3.18m)

Double glazed window to rear, door to en-suite, fitted wardrobes, radiator.

### En-Suite:

Obscure double glazed window to rear, shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator.

### Bedroom Two:

12'5" x 10'11" (3.78m x 3.33m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Three:

12'2" x 7'1" (3.71m x 2.16m)

Double glazed window to front, radiator.

### Bedroom Four:

10'7" x 8' (3.23m x 2.44m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Five:

9' x 8'1" (2.74m x 2.46m)

Double glazed window to rear, fitted wardrobes, radiator.

### Family Bathroom:

9' x 6' (2.74m x 1.83m)

Obscure double windows to rear, shower cubicle, panel bath , low level W/C, pedestal hand wash basin, chrome towel radiator, part tiled walls.

### Exterior:

#### Rear Garden:

Paved patio to immediate rear, gated side access, door to garage, mature shrubs to border, rest laid to lane.

#### Frontage & Parking:

Paved driveway parking for 3+ cars, path to entrance door, mature shrubs to border, rest laid to lawn.

#### Double Garage:

19'1" x 16'2" (5.82m x 4.93m)

Electric roller door, double glazed window and door to rear.



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