

# Adrians

Sales & Lettings Agents



For Sale



## Goldenacres, Springfield, Chelmsford, CM1 6YT

An absolutely immaculate four/five bedroom family home which has been refurbished and remodelled over the last 3 years. There is a generous corner plot which professionally landscaped gardens, and internally to the ground floor there is a family room/fifth bedroom in addition to a ground floor shower room. A very sought after location within woking distance of Beaulieu Park School, close to bus services, easy access to the A12 and major supermarket. Offered for sale with no onward chain.

 4 Bedroom(s)

 3 Reception(s)

 2 Bathroom(s)



Entrance to the property via PVCu double glazed door with glazed inset and glazed panels to either side leading into

**ENTRANCE HALL** Attractive Porcelanosa tiled flooring, inset coconut mat, stairs rising to first floor, under stairs cupboard, statement radiator, doors to

**GROUND FLOOR SHOWER ROOM** Window to front, tiled walls, tiled flooring, low level w.c, suspended wash hand basin with mixer tap, heated towel rail, shower cubicle.

**KITCHEN 3.53m (11'7) x 2.49m (8'2)** Window to rear, range of base and wall level shaker style units, extensive work surface, one and a half bowl white ceramic sink with mixer tap, ample space for table, double oven incorporating microwave, electric hob with extractor over, integrated dishwasher.

**UTILITY ROOM 2.77m (9'1) x 2.21m (7'3)** Window to rear, door leading onto the garden, base and wall level units which match the kitchen, work surface, space for fridge freezer, washing machine and dryer.

**FAMILY ROOM / BEDROOM 5 4.47m (14'8) x 2.29m (7'6)** Window to front, laminate flooring, radiator.

**DINING ROOM 3.53m (11'7) x 3.07m (10'1)** Window to rear, engineered 'smoked oak' flooring, open to

**LOUNGE 5.51m (18'1) x 3.28m (10'9)** Engineered 'smoked oak' flooring, window to front, fireplace, bi-folding door leading through to

**SUN ROOM 3.53m (11'7) x 3.05m (10')** Tiled flooring, panoramic view of the garden, French doors to side.

**FIRST FLOOR LANDING** Window to front, part galleried, spindle balustrade with hand rail, airing cupboard housing hot water tank, doors to

**BEDROOM ONE 4.22m (13'10) INTO WARDROBE x 2.79m (9'2)** Window to rear, fitted wardrobes.

**BEDROOM TWO 3.23m (10'7) x 2.67m (8'9)** Window to front.

**BEDROOM THREE 3.61m (11'10) x 2.49m (8'2)** Window to rear, access to loft space.

**BEDROOM FOUR 2.74m (9'0) x 2.21m (7'3)** Window to rear.

**BATHROOM** Window to front, tiled flooring, low level w.c, wash hand basin in vanity unit, heated towel rail, tiled double shower cubicle.

**OUTSIDE** As mentioned, this home enjoys a good size corner plot with the front garden having a generous lawn being secluded by trees and shrubs. The rear garden is stunning and has been professionally designed and professionally landscaped to a high end and calming design. Incorporating shaped lawns and planting in addition to a raised composite deck beneath a pergola, a traditional block paved patio and a large garden shed.

#### **PARKING**

There is extensive parking to the front by a block paved drive.



**Approximate total area<sup>m</sup>**  
1330 ft<sup>2</sup>  
123.7 m<sup>2</sup>



(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

**EPC RATING: D**  
**COUNCIL TAX BAND: E**  
**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**

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

**For more information, please contact**  
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