

# Adrians

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For Sale

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## Daffodil Way, Springfield, Chelmsford, CM1 6XB

Positioned on a small walkway and laying adjacent to open green space, this three bedroom end terrace family home enjoys a much larger than average rear garden which also extends to the side of the property. In addition, there is off street parking and a garage in a block close by, whilst for those with young families or possibly commuters, there is good local schooling and the new Beaulieu Park station within close distance. Viewing is advised.

 3 Bedroom(s)

 1 Reception(s)

 1 Bathroom(s)



Double glazed entrance door through to

### **ENTRANCE PORCH**

Door through to

### **LOUNGE / DINING ROOM 7.24m (23'9) x 4.88m (16')**

Coving to ceiling, double glazed bow window to front, stairs rising to first floor, storage heater, door to kitchen, doors onto patio.

### **KITCHEN 2.59m (8'6) x 2.44m (8')**

Double glazed window to rear overlooking the garden, fitted with a range of wall and base level units with worktops over, inset single drainer sink unit, space for appliances, door to garden.

### **FIRST FLOOR LANDING**

Loft access, double glazed window to side with a pleasant outlook, storage heater, doors to

### **BEDROOM ONE 3.94m (12'11) x 2.82m (9'3)**

Double glazed window to front.

### **BEDROOM TWO 3.28m (10'9) x 2.51m (8'3)**

Double glazed window to rear.

### **BEDROOM THREE 2.9m (9'6) x 1.98m (6'6)**

Double glazed window to front.

### **BATHROOM**

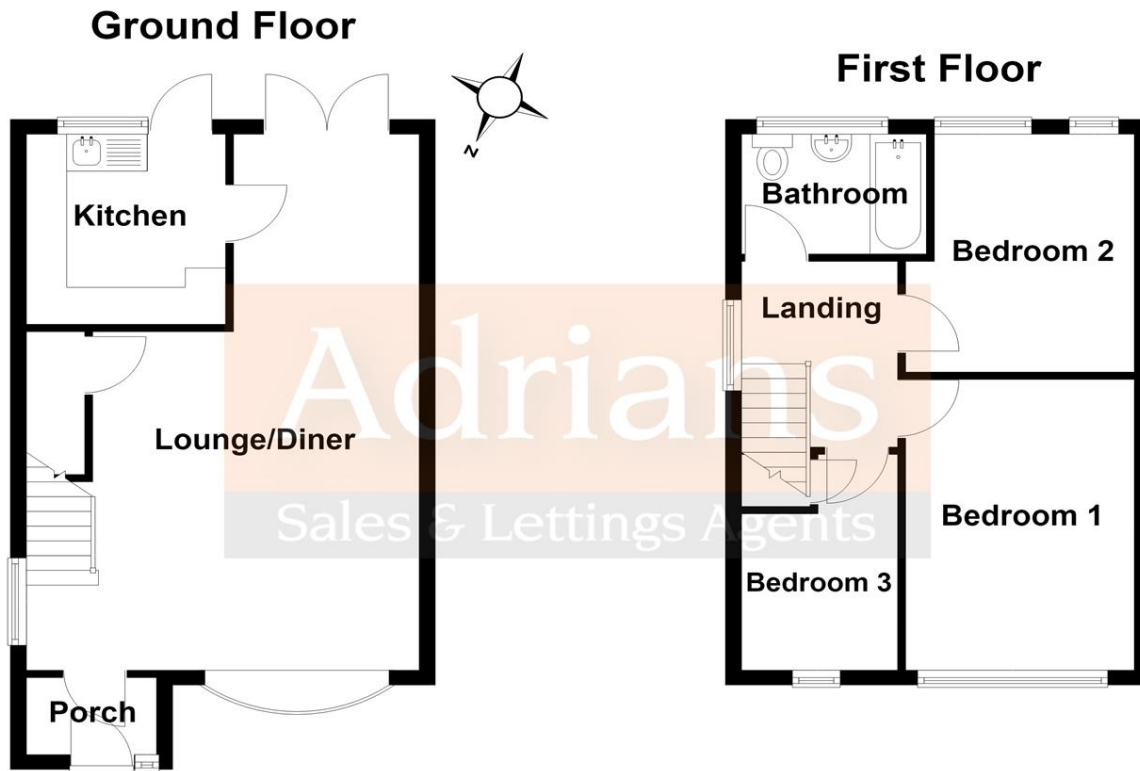
Obscure double glazed window to rear, white suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c, part tiling to walls.

### **GARDENS**

As mentioned previously, the property occupies a much larger than average plot with a very attractive garden which is mostly laid to lawn and well-planted with various flower and shrub beds to borders. The garden extends to the side and currently there is a good size timber storage shed. To the front there is a further lawned garden, path to entrance door and a pedestrian side gate giving access to the rear garden.

### **GARAGE & PARKING**

We have been advised by our client that there is a parking space for 1 vehicle just to the edge of the pathway and that there is also a garage situated in a block close by.



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: F**  
**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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