

# HOME



**Newland Spring**  
**£360,000**  
**2-bed semi-detached house**

## Clover Drive

Welcome to this stunning semi-detached house located in Chelmsford. This modern property boasts a spacious open plan kitchen/diner with integrated appliances. Situated just a 3.2 mile drive from Chelmsford railway station. Enjoy leisurely walks nearby with Melbourne park only 1 mile away, or grab groceries at the Morrisons superstore just 0.8 miles from your doorstep.

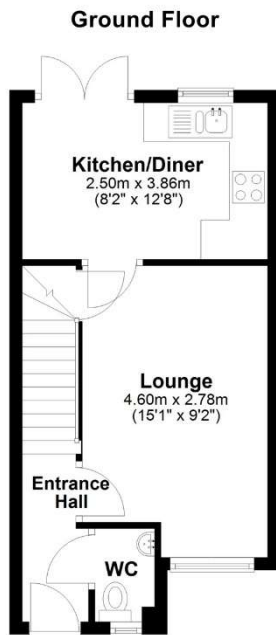
This property also features a driveway with parking for two vehicles, ensuring convenience for homeowners and visitors alike. With 3 years remaining on the new build warranty, you can enjoy peace of mind in your new home. Families will appreciate the location within the Newland Spring School primary catchment area, while the nearby Copperfield road play area provides entertainment and recreation for children. The master bedroom includes an ensuite for added luxury and convenience. Don't miss out on the opportunity to own this exceptional property in a sought-after location in Chelmsford. Contact us today to schedule a viewing and make this house your new home.

**Chelmsford**  
**11 Duke Street**  
**Essex CM1 1HL**

**Sales**  
01245 250 222  
**Lettings**  
01245 253 377  
**Mortgages**  
01245 253 370

[thehomepartnership.co.uk](http://thehomepartnership.co.uk)

## Floor Plans



APPROX INTERNAL FLOOR AREA  
30 SQ M 321 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
57 SQ M 618 SQ FT

This plan is for layout guidance only and is  
**NOT TO SCALE**  
Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.

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APPROX INTERNAL FLOOR AREA  
28 SQ M 298 SQ FT  
TOTAL APPROX INTERNAL FLOOR AREA  
57 SQ M 618 SQ FT

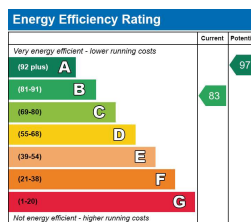
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## Features

- 3.2 Miles drive from Chelmsford railway station
- 1 Mile walk from Melbourne park
- 0.8 Miles from Morrisons superstore
- 3 years remaining on new build warranty
- Newland Spring School primary catchment
- Driveway parking for two vehicles
- Short walk from Copperfield road play -area
- Open plan kitchen/diner with integrated appliances
- Master bedroom with ensuite
- MUST BE VIEWED

## EPC Rating



## The Nitty Gritty

Tenure: Freehold

Estate Charge: £404 paid per annum

Council Tax: Band C is the council tax band for this property with an annual amount of £1,942.64.

The Nitty Gritty (Michael Jackson edition) As a true part of the local community, we've spent time getting to know the real stars of the profession. If we recommend someone to you, it's in good faith that they'll help the process run smooth criminal-level seamless.

Just so everything's crystal clear: a small number of the parties we recommend (definitely not the whole tour lineup) may occasionally pay us a referral fee of up to £200. There's absolutely no obligation to use anyone we suggest — the choice is always yours.

Should your offer be accepted and you proceed to purchase one of our properties, there is an administration charge of £36 inc. VAT per person (non-refundable) to complete Anti-Money Laundering identity checks. Consider it the final step before you moonwalk into your next chapter.

