



Primula Way

Springfield, Chelmsford, CM1 6QT

Asking Price £450,000

Freehold
Tax Band:
C



Boasting an UNOVERLOOKED, generously-sized rear garden and THREE/FOUR BEDROOMS (including the BAY-FRONTED fourth bedroom/dining/PLAY ROOM), is this well presented and EXTENDED end terraced family home. Further offering a spacious lounge & MODERN KITCHEN opening to the CONSERVATORY, a GARAGE with allocated parking for two vehicles, refitted d/stairs cloakroom and VERSATILE living space throughout. Ideally situated in the sought after Springfield area, just walking distance to local shops/amenities & popular schools. Convenient access to A12, Chelmsford City Centre & Mainline Station. Contact Hamilton Piers of Springfield to view!



The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE LOBBY:

Double glazed window to front aspect, secure main entry door, radiator, wood flooring. Door into lounge.

LOUNGE:

Double glazed window to front aspect, stairs to first floor, wall-mounted electric fire, two radiators, wood flooring.

BEDROOM FOUR / DINING / PLAY ROOM:

Double glazed window to front aspect, radiator, wood flooring. Door to rear lobby with cloakroom. Ideal as a ground floor (fourth) bedroom or as an additional reception room - ideal as a room for elderly relatives or those requiring their own space with toilet facilities.

REAR LOBBY:

Link between dining room to cloakroom with part-glazed door accessing rear courtyard area.

CLOAKROOM:

Opaque double glazed window to rear aspect, inset WC with tiled splash back, heated towel rail, tiled flooring.

KITCHEN:

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a single bowl sink with central mixer tap and drainer, double cooker with gas hob and extractor hood over, integrated dishwasher, space for washing machine, American fridge/freezer, breakfast bar, wood flooring. Opening to conservatory.

CONSERVATORY:

Part brick and part UPVC construction with vaulted polycarbonate roof, wood flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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