



Dahlia Close

Chelmsford, CM1 6YG

Freehold
Tax Band: C

Guide Price £375,000



An EXTENDED, well presented, end terrace property that boasts an OPEN PLAN living space with an IMPRESSIVE 22' LOUNGE DINER opening to the 15' FAMILY-ROOM/ PLAYROOM/ STUDY, plus a landscaped rear garden with artificial lawn, GARAGE & DRIVEWAY parking, three bedrooms, modern RE-FITTED bathroom & kitchen, and located in a QUIET CUL-DE-SAC within Springfield - just a short walk from local shops & popular schooling, with easy access to CITY CENTRE & MAINLINE STATIONS. Call Hamilton Piers of Springfield to book your viewing today!!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

UPVC entrance door into porch, radiator, wood effect flooring, door to-

OPEN PLAN LOUNGE DINER:

22'03" x 12'08" > 7'03" (6.78m x 3.86m > 2.21m)

Dual aspect double glazed window to front and windows and french doors to rear, electric fireplace with stone surround, understair storage cupboard, x2 radiators, wood effect flooring, open to family room, door to kitchen.

FAMILY ROOM/STUDY/PLAYROOM:

15'00" x 9'09" (4.57m x 2.97m)

Dual aspect double glazed windows and french doors to rear onto garden, with door to side, x2 skylight windows, radiator, wood effect flooring.

KITCHEN:

7'11" x 8'04" (2.41m x 2.54m)

Window to rear through into family room, round edge worktops with stainless drainer sink inset, gas hob with extractor over, tiled splashbacks, integrated oven, matching wall and base units, space for- washing machine, dishwasher and fridge freezer, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Airing cupboard, with doors to-

BEDROOM ONE:

12'00" x 8'08" (3.66m x 2.64m)

Double glazed window to front, radiator.

BEDROOM TWO:

10'02" x 8'00" (3.10m x 2.44m)

Double glazed window to rear, radiator.

BEDROOM THREE:

6'09" x 6'06" (2.06m x 1.98m)

Double glazed window to front, radiator.

BATHROOM:

7'01" x 4'09" (2.16m x 1.45m)

Double glazed window to rear, bath with shower over, vanity hand basin, low level w/c, chrome heated towel rail, fully tiled.

EXTERIOR:

REAR GARDEN:

Tiled patio to immediate rear with artificial lawn laid to remaining. Office/cabin to rear (can be negotiated into house sale, with further discussions)

GARAGE & DRIVEWAY PARKING:

Electric roller door to front of garage with power connected. Driveway parking for 1 vehicle with ample on street parking available.



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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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