HAMILTON PIERS

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Aldeburgh Way

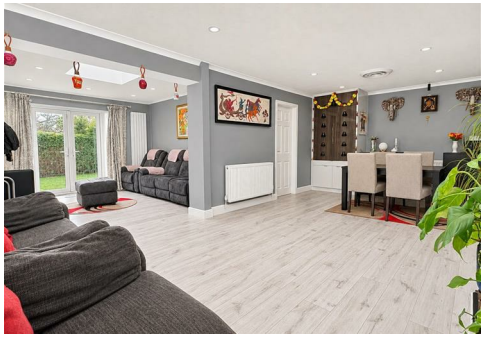
Freehold
Tax Band: D

Chelmsford, CM1 7PB

Asking Price £525,000

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An EXTENDED, fully refurbished family home located with upto FIVE GOOD-SIZED BEDROOMS, situated in this very desirable crescent in Old Springfield. Boasting a SUBSTANTIAL 25' L-SHAPED LOUNGE / DINER / FAMILY ROOM, re-fitted kitchen, UTILITY ROOM, a HOME OFFICE or downstairs fifth bedroom with EN-SUITE (ideal for guests or elderly relatives!), entrance hall, INTEGRAL GARAGE, d/s cloakroom, MODERN FAMILY BATHROOM, one year old boiler, solar panels, private rear garden and DRIVEWAY PARKING FOR 3-4 CARS! Located just a short walk to local shops, popular schooling and the City Centre (along the Bunny Walks/River Chelmer). Call Hamilton Piers of Springfield to view!







Aldeburgh Way, Chelmsford, CM1 7PB

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Composite entrance door into entrance hall, stairs to first floor, bespoke under-stair storage, storage cupboard, radiator,doors to cloakroom, kitchen, integral garage, open plan lounge diner, utility room.

CLOAKROOM:
Double glazed window to front, wall mounted hand basin, low level w/c, electric radiator.

KITCHEN:
12'1 x 8'5" (3.68m x 2.57m)
Dual aspect double glazed window to front and door to side, square edge work-tops with stainless drainer sink inset, gas hob with extractor over, integrated eye level double oven and combi microwave, matching wall and base units with boiler housed, tiled splashbacks and tiled flooring.

UTILITY:
9'2" x 8'11" (2.79m x 2.72m)
Round edge work-tops with stainless drainer sink inset, matching wall and base units, space for washing machine, dishwasher, tumble dryer and fridge freezer, tiled splash-backs and tiled flooring, heater.

OPEN PLAN LOUNGE DINER:
25' (7.62m)
L- Shaped open plan lounge dining space

DINING SPACE / FAMILY ROOM:
22'10 x 11'8" (6.96m x 3.56m)
Radiator, electric fireplace, door to bedroom five/ office, open to lounge space.

LOUNGE SPACE:
12'6" x 11'11" (3.81m x 3.63m)
Double glazed french doors to rear, sky light, radiator.give more clarity, brighten slightly ready for property listing, remove any glare but keep everything else the same

BEDROOM FIVE/OFFICE:
11'7" x 9'1" (3.53m x 2.77m)
Double glazed window to rear, radiator, door to en-suite.

EN-SUITE:
Double glazed window to side, shower, vanity hand basin, low level w/c, chrome heated towel rail, fully tiled.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window over stairs, loft hatch, doors to-

BEDROOM ONE:
11'10" x 11'5" (3.61m x 3.48m)
Double glazed window to rear, built in wardrobes, radiator.

BEDROOM TWO:
10'8" x 10'1" (3.25m x 3.07m)
Double glazed window to rear, fitted wardrobes, storage cupboard, radiator.

BEDROOM THREE:
10'4" x 8'3" (3.15m x 2.51m)
Double glazed window to front, storage cupboard, radiator.

BEDROOM FOUR:
11'5" x 6'3" (3.48m x 1.91m)
Double glazed window to front, storage cupboard, radiator.

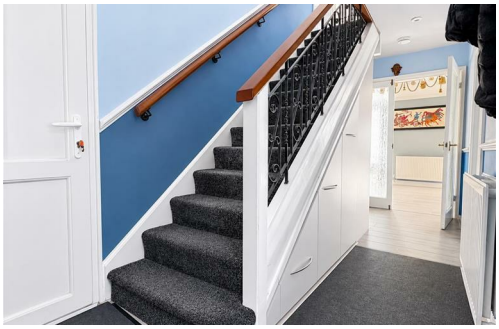
FAMILY BATHROOM:
7'7" x 6'6" (2.31m x 1.98m)
Double glazed window to side, bath with electric shower and rainfall shower over, vanity hand basin, low level w/c, heated towel rail, extractor fan, fully tiled.

EXTERIOR:

REAR GARDEN:
Patio to immediate rear of property with rest laid to lawn, composite decking area to rear of garden, wooden storage shed, gated side access to the front of the property.

FRONTAGE & PARKING:
Block paved driveway with parking for 3/4 vehicles, gate with side access to rear of property, door to garage.

GARAGE:
Integral 1/2 garage with electric roller door to front, solar panel controls and battery, power connected, door into entrance hall.





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.