



Aldeburgh Way

Chelmsford, CM1 7PB

Freehold
Tax Band: D

Offers In Excess Of £450,000



A BEAUTIFULLY PRESENTED semi-detached family home located in this highly regarded turning in Old Springfield - within WALKING DISTANCE TO THE CITY CENTRE and sought-after schooling. Boasting a GARAGE & PRIVATE PARKING to the immediate rear, three good sized bedrooms, BAY FRONTED lounge with an open fireplace, modernised OPEN PLAN 15' kitchen diner with SOLID OAK WORKTOPS, entrance hall & cloakroom, re-fitted family shower-room, LANDSCAPED REAR GARDEN with side access & brick storage shed. Located in a quiet crescent overlooking the green. Contact Hamilton Piers of Springfield to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

UPVC part glazed door into porch area, door into inner entrance hall.

INNER ENTRANCE HALL:

UPVC entrance door into hallway, doors to lounge, w/c, kitchen diner, stairs to first floor, radiator, tiled flooring.

CLOAKROOM:

Double glazed window to side, vanity hand basin, low level w/c, tiled flooring.

LOUNGE:

13'03" x 11'06" (4.04m x 3.51m)

Double glazed bay fronted window with fitted shutters, open fireplace, six finger Parquet flooring, opaque windows through to hallway, radiator.

KITCHEN DINER:

15'07" x 10'00" (4.75m x 3.05m)

Dual aspect double glazed window and french doors with fitted shutters to rear, part glazed door to side, square edge solid oak worktops with porcelin drainer sink inset, Neff electric hob with extractor over, matching wall and base units, integrated Neff oven, plate warmer and microwave, dishwasher, washing machine, space for fridge freezer, storage cupboard, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side, loft hatch, doors to-

BEDROOM ONE:

13'03" x 9'01" (4.04m x 2.77m)

Double glazed window to front with fitted shutters, built in wardrobe, radiator.

BEDROOM TWO:

12'03" x 9'10" (3.73m x 3.00m)

Double glazed window to rear with fitted shutters, built in wardrobe, radiator.

BEDROOM THREE:

9'08" x 7'05" x 8'01" (2.95m x 2.26m x 2.46m)

Double glazed window to front with fitted shutters, built in wardrobe, radiator.

SHOWER ROOM:

10'01" x 4'09" (3.07m x 1.45m)

Double glazed window to side, double walk in shower, vanity hand basin, low level w/c, chrome heated towel rail, fully tiled, tiled flooring.

EXTERIOR:

REAR GARDEN:

Decking to immediate rear of property, with the rest laid to lawn and flower beds to border, brick storage shed, side access with door into kitchen and gate to front of property, greenhouse, metal storage shed, garage to rear of garden with access door.

BRICK STORAGE SHED:

Brick storage shed with UPVC door, power connected.

GARAGE:

Garage to rear of property, UPVC access door from garden, up and over door to front, power connected.

FRONTAGE & PARKING:

Located overlooking the green to the front, parking to rear of the property outside the garage, further 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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