



Bodmin Road

Chelmsford, CM1 6LL

Freehold
Tax Band: D

Asking Price £450,000



Boasting a SUBSTANTIAL 33' LOUNGE / DINER / FAMILY ROOM and a 20' KITCHEN is this spacious and EXTENDED semi detached home, located on this very sought-after road in Old Springfield. Further offering an entrance porch & hallway, three good-sized bedrooms, four piece suite bathroom, DETACHED GARAGE, parking for up to 4 CARS, and a UN-OVERLOOKED 50' REAR GARDEN. Ideally located within a stone's throw to well regarded schooling, shops and amenities, with the CITY CENTRE walkable or a short bus ride away! Contact Hamilton Piers of Springfield to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE PORCH:

UPVC entrance door into porch, double glazed window to front, door into inner hallway, wood effect flooring.

INNER HALLWAY:

Double glazed window to side, stairs to first floor, under-stair storage, radiator, doors to kitchen and lounge.

OPEN-PLAN LOUNGE / DINER / FAMILY ROOM

33'7" x 12'2" > 9'3" (10.24m x 3.71m > 2.82m)

An impressive sized open plan room, dual aspect double glazed bay window to front & french doors to rear onto garden.

LOUNGE AREA:

11'7" x 12'2" (3.53m x 3.71m)

Double glazed bay window to front, electric fireplace with stone surround.

DINER/ FAMILY ROOM:

20'3" x 9'3" (6.17m x 2.82m)

Double glazed french doors to rear, electric fireplace with wooden surround, radiator, door to kitchen.

KITCHEN:

20'11" x 8'5" (6.38m x 2.57m)

Double glazed window and door to rear, round edge worktops with composite drainer sink inset, gas hob and oven with extractor over, matching wall and base units, dishwasher, washing machine, fridge freezer, tiled splash backs, radiator, wood effect flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:

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

BEDROOM ONE:

11'11" x 10'05" (3.63m x 3.18m)

Double glazed window to front, built in wardrobes, radiator.

BEDROOM TWO:

10'11" x 10'5" (3.33m x 3.18m)

Double glazed window to rear, radiator.

BEDROOM THREE:

8'5" x 7'4" (2.57m x 2.24m)

Double glazed window to front, storage cupboard, radiator.

BATHROOM:

7'10" x 7'4" (2.39m x 2.24m)

4 Piece bathroom suite including- corner bath, shower, pedestal hand basin, low level w/c, radiator.

EXTERIOR:

REAR GARDEN:

50' (15.24m)

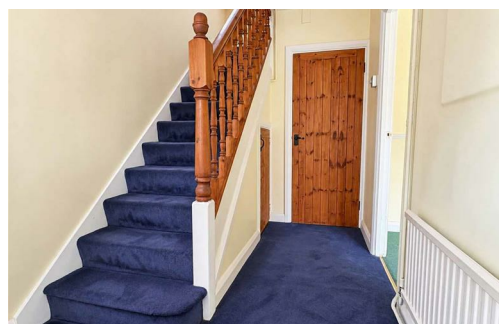
Un-overlooked rear garden with patio to immediate rear with the rest laid to lawn, shrubs to border, wooden storage shed, access door to garage, side access gate to front of the property.

FRONTAGE & PARKING:

Driveway parking for up to 4 vehicles, small shrubs to front of property, access to garage, access to garden through side gate.

GARAGE:

Double doors to front of garage, side door with access to garden, power connected.



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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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