

Adrians

Sales & Lettings Agents

For Sale



Springwood, Chignal St. James, CM1 4TZ

Having been completely remodelled by its current owners in recent years with plans passed for further extension, Springwood is in our opinion a stunning three bedroom detached bungalow set in a delightful semi-rural location. Slightly elevated, the property offers commanding views over the lane and countryside beyond the property's surrounding gardens. Adjacent is a detached double garage and adjoining office space. Internally the property is of modern design, a particular feature is the incredible kitchen/family room opening onto a vast terrace. Viewing is strongly advised.



3 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Entrance door to:

RECEPTION PORCH 2.51m (8'3) x 1.22m (4'0)

Inset spot lights, double glazed window to front and side, tiled flooring, door through to:

RECEPTION HALL 4.65m (15'3) x 1.45m (4'9) INITIAL MEASUREMENT

Inset spot lights, wood flooring, raised display recess, radiator.

FURTHER INNER HALLWAY 7.32m (24'0) IN WIDTH x m (')

Radiator, pull-down ladder giving access to a boarded loft with two Velux windows to rear.

CLOAKROOM

Inset spot lights, modern w.c with full and half flush, wash hand basin with cupboard under, wood flooring with under floor heating.

UTILITY ROOM 1.68m (5'6) x 1.6m (5'3)

Inset spot light, a number of gloss fronted wall and base level units, space for stacked appliances.

SITTING ROOM 5.41m (17'9) x 3.48m (11'5)

Inset spot lights, double glazed window to front, log burner, wood flooring.

KITCHEN/FAMILY ROOM 7.57m (24'10) x 5.36m (17'7)

An incredible room flooded with light by way of a part vaulted ceiling, large floor to ceiling windows, sliding doors leading straight out onto the garden. The kitchen area offers a comprehensive range of white gloss fronted wall and base level units, integrated Neff appliances, large island unit with dining overhang and ample seating. There is an exposed log burner and under floor heating.

BEDROOM ONE 3.43m (11'3) x 3.35m (11')

Inset spot lights, fitted wardrobes, double glazed window to front, radiator.

BEDROOM TWO 4.19m (13'9) x 3.12m (10'3)

Double glazed window and French style doors leading to the garden, radiator.

BEDROOM THREE 4.19m (13'9) x 2.84m (9'4)

Inset spot lights, double glazed window to front, fitted wardrobes to two walls, radiator.

BATHROOM

Inset spot lights, obscure double glazed window to rear, modern four piece suite comprising bath with side mounted mixer tap, wash hand basin with mixer tap and cupboard under, walk-in shower unit, modern w.c with full and half flush, tiled flooring, heated towel rail.

DETACHED GARAGE

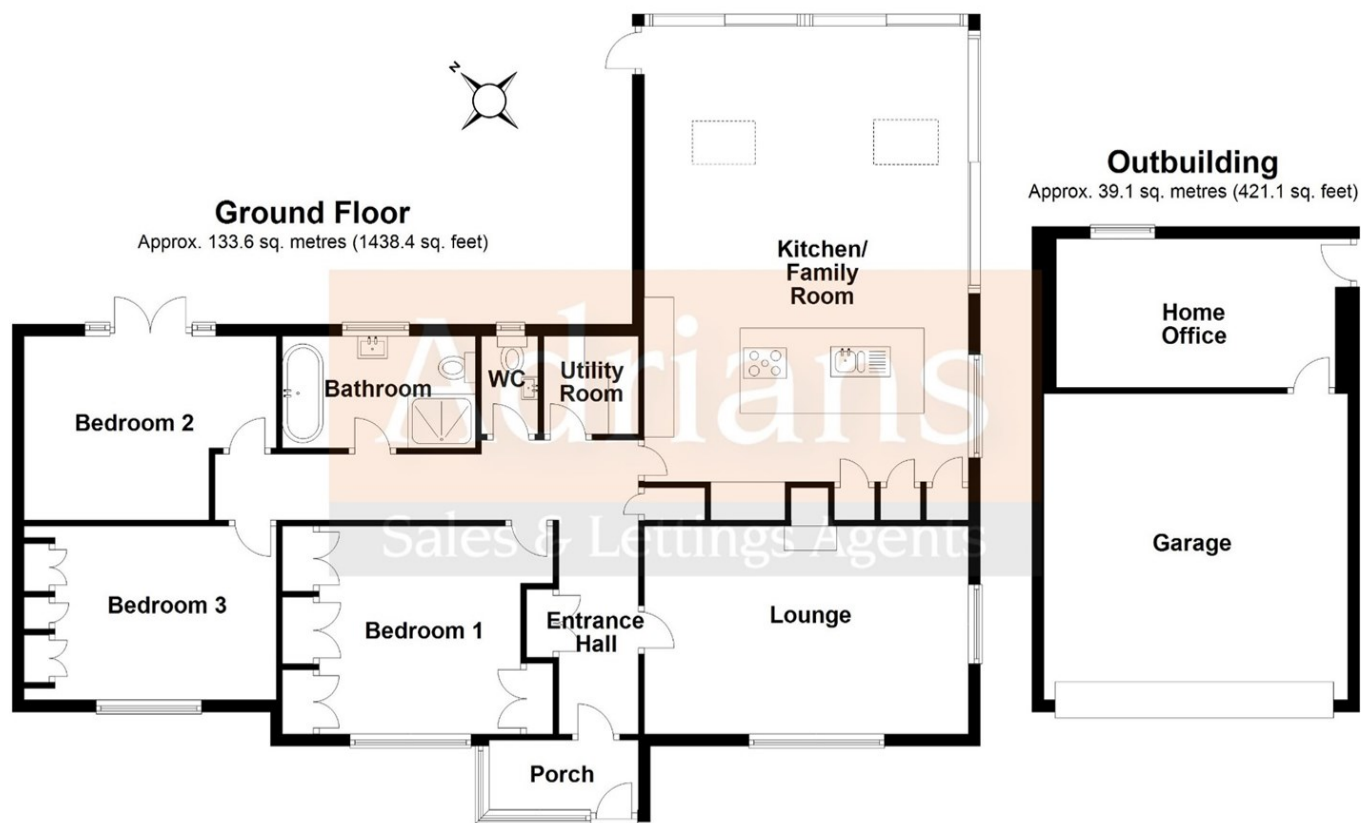
As mentioned previously there is a detached garage with electric roller door with internal measurements of 5.08m (16'8") x 4.88m (16'0"). There is power and light connected and a personal door through to

ADJOINING OFFICE 4.88m (16'0) x 2.44m (8'0)

Whilst currently used as an office the room has multiple use.

EXTERNALLY

Springwood itself is surrounded by lovely gardens to front, side and rear. The front offers ample off street parking, a secure gate and the front garden which is hedged to boundary and offers a modern pathway to the entrance porch. There is also a covered seating area extending from the side of the entrance porch. Accessed directly from the kitchen/family room is a vast raised terrace, perfect for outside dining and entertaining which itself overlooks the remainder of the gardens which are mostly laid to lawn and hedged to boundaries. To the far left side are a number of raised boxed vegetable beds and a very handy and partially covered storage area. The oil tank is neatly screened from the garden.



Total area: approx. 172.7 sq. metres (1859.4 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Copyright Adrians
Plan produced using PlanUp.

EPC RATING: D
COUNCIL TAX BAND: F

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

Please be aware that should you be successful in having an offer accepted through Adrians, we are legally required by the HMRC to conduct AML (Anti-Money Laundering) Checks for compliance efforts. For this there is a non-refundable charge of £25.00 including VAT per person which will be invoice receipted for your records.

For more information, please contact

Adrians, 16 Duke Street, Chelmsford, Essex, CM1 1UP

01245 265303 | info@adrians-property.co.uk | www.adrians-property.co.uk