



Anvil Way

Chelmsford, CM1 6SZ

Freehold
Tax Band: F

Asking Price £675,000



An IMMACULATELY PRESENTED detached family home that has been EXTENDED to offer spacious accommodation over three floors, located in an award winning cul-de-sac. Boasting FIVE BEDROOMS, a MODERN 18' kitchen diner with GRANITE worktops/ breakfast bar, UTILITY ROOM, cloakroom, STUDY/PLAYROOM, 16' lounge, separate conservatory onto a beautifully landscaped UNOVERLOOKED rear garden, three double bedrooms with built in wardrobes, EN-SUITE to master, refitted family bathroom and further w/c to second floor, plus parking for three vehicles & EV CHARGING point. Ideally located close to local schooling, shops and Beaulieu's mainline station. Contact Hamilton Piers of Springfield to view today!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite part glazed entrance door into hallway, stairs to first floor, radiator, wood effect flooring, doors to-

STUDY/PLAYROOM/BOOT-ROOM:

8'09" x 8'00" (2.67m x 2.44m)

Converted back end of the garage, multi purpose room, electric radiator, door to garage.

LOUNGE:

16'10" x 10'04" (5.13m x 3.15m)

Double glazed window to front, gas fireplace with ornate surround, x2 radiators, wood effect flooring, part glazed double doors through to kitchen diner.

KITCHEN DINER:

18'11" x 10'11">7'05" (5.77m x 3.33m>2.26m)

Double glazed window to rear, sliding doors into conservatory, built in media wall, Granite square edge worktops & splashbacks, with composite sink inset, breakfast bar, induction hob with pop-up extractor set in worktop, vast range of matching wall & base units, integrated oven, microwave, wine cooler, dishwasher, space for double fridge freezer, tiled flooring, doors to-

UTILITY:

Composite part glazed door onto garden, Granite worktop, matching wall & base units (housing boiler), space for washing machine & tumble dryer, door to cloakroom.

CLOAKROOM:

Double glazed window to side, vanity hand basin, low level W/C, chrome towel rail, tiled flooring.

CONSERVATORY:

11'04" x 10'04" (3.45m x 3.15m)

Brick based with double glazed windows surround, french doors onto garden, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed windows to side & rear, airing cupboard, understair storage, stairs to second floor.

MASTER BEDROOM:

12'03" x 12'01" (3.73m x 3.68m)

Double glazed window to front, built in wardrobes, radiator, door to en-suite.

EN-SUITE:

Double glazed window to side, shower cubicle, vanity hand basin, low level W/C, chrome towel rail, fully tiled.

BEDROOM TWO:

10'03" x 9'05" (3.12m x 2.87m)

Double glazed window to rear, built in wardrobe, radiator.

BEDROOM THREE:

9'07" x 9'05" (2.92m x 2.87m)

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

FAMILY BATHROOM:

9'00" x 6'11" (2.74m x 2.11m)

Double glazed window to rear, P shaped bath with shower over, vanity hand basin, low level W/C, chrome towel rail, fully tiled, vinyl flooring.

SECOND FLOOR ACCOMMODATION:

LANDING:

Velux window above stairs, doors to-

BEDROOM FOUR:

15'02" x 9'01" (4.62m x 2.77m)

Double glazed window to rear, eaves storage, radiator.

BEDROOM FIVE:

15'02" x 8'06" (4.62m x 2.59m)

Dual aspect double glazed window to rear and side, eaves storage, radiator.

W/C:

Double glazed window to rear, vanity hand basin, low level W/C, radiator, vinyl flooring.

EXTERIOR:

REAR GARDEN:

Landscaped rear garden with patio to immediate rear & border, artificial grass to centre, with stone border to rear, wooden storage shed, side access with gate to front.

GARAGE:

Part converted, storage to front with electric roller door, power connected.

FRONTAGE & PARKING:

Block paved driveway with parking for 3 vehicles, EV charging point, 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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