



## Falmouth Road

Chelmsford, CM1 6JB

**£390,000**



EXTENDED and boasting an 18' MODERN KITCHEN DINER, a very spacious 20' LOUNGE, two double bedrooms, and a REFITTED SHOWER ROOM is this well presented semi detached bungalow - ideally located in the heart of Old Springfield. Also offering driveway parking, a DETACHED GARAGE, and a well maintained rear garden. VIEWINGS ARE A MUST!



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### Entrance Porch

UPVC entrance door to front, obscure double glazed window to side, door to entrance hall, two cupboard, wood effect flooring.

### Entrance Hall

Doors to lounge, kitchen diner, bedroom one, bedroom two, shower room, loft access, wood effect flooring.

### Lounge

20'4" x 10'11" > 8'8" (6.20m x 3.33m > 2.64m)

Double glazed window to front, double doors to kitchen diner, two radiators, log burner.

### Kitchen Diner

18'3" > 7' x 14' (5.56m > 2.13m x 4.27m)

Dual aspect double glazed windows to side and rear, double glazed french doors to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, hob with extractor over, space for washing machine, dishwasher, cupboard, radiator, wood effect flooring.

### Bedroom One

11'4" x 10'11" (3.45m x 3.33m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two

10' x 9'11" (3.05m x 3.02m)

Double glazed window to rear, fitted wardrobes, radiator.

### Shower Room

7' x 6'2" (2.13m x 1.88m)

Obscure double glazed window to side, fully tiled shower cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, tiled flooring.

### Front Garden, Garage & Driveway

Paved driveway for 2/3 cars, detached garage with up and over door, mature shrubs and trees to border, rest laid to lawn.

### Rear Garden

Paved patio to immediate rear, mature shrubs and trees to border, rest laid to artificial lawn, door to detached garage, gated side access, shed to rear.



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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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