



## Rubens Gate

Chelmsford, CM1 6GN

**£440,000**

Freehold  
Tax Band: D



Situated in a quiet CUL-DE-SAC location and boasting a **NEWLY FITTED KITCHEN** is this **DETACHED** family home offering a recently added **CONSERVATORY**, spacious lounge, three good sized bedrooms, **MODERN BATHROOM**, a generous frontage with driveway parking, **GARAGE** with **POTENTIAL TO CONVERT** or **EXTEND OVER** (stpp) and a private rear garden. Contact Hamilton Piers of Springfield to view!



# Rubens Gate, Chelmsford, CM1 6GN

## Ground Floor:

### Entrance Porch:

Composite entrance door to front, obscure double glazed window to side, door to lounge, tiled flooring.

### Lounge:

15' x 13'5" > 10'11" (4.57m x 4.09m > 3.33m)

Double glazed window to front, door to kitchen diner, stairs to first floor, radiator.

### Kitchen Diner:

15' x 13'2" > 9'10" (4.57m x 4.01m > 3.00m)

Double glazed window and french doors to conservatory, UPVC door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated dishwasher, low level oven, induction hob with extractor over, space for fridge freezer, washing machine, tumble dryer, cupboard, part tiled walls, wood effect flooring.

### Conservatory:

12'6" x 9'9" (3.81m x 2.97m)

Double glazed roof, double glazed windows to rear and sides, french doors to side, electric fireplace, wood effect flooring.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, lost access.

### Bedroom One:

11'11" > 8'10" x 11'5" (3.63m > 2.69m x 3.48m)

Double glazed window to front, fitted wardrobes, radiator.

### Bedroom Two:

9'10" x 8'7" (3.00m x 2.62m)

Double glazed window to rear, cupboard, radiator.

### Bedroom Three:

7'4" x 6' (2.24m x 1.83m)

Double glazed window to front, radiator.

## Family Bathroom:

6'3" x 5'7" (1.91m x 1.70m)

Obscure double glazed window to rear, panel bath with shower over and shower mixer tap, vanity hand wash basin, low level W/C, towel radiator, part tiled walls, tiled flooring.

## Exterior:

### Rear Garden:

Paved patio to immediate rear, door to shed, door to garage, gated side access, rest laid to lawn.

### Frontage, Garage & Parking:

Driveway parking to front, with extra allocated parking space, generous frontage mainly laid to lawn, with excellent potential to expand the driveway, garage with up and over door and power and lighting 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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