HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Totnes Walk

Chelmsford, CM1 6LU

£425,000

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Being sold with NO ONWARD CHAIN and located in this HIGHLY DESIRABLE TURNING in Old Springfield is this semi detached home that offers SUPERB POTENTIAL TO EXTEND (STPP). Comprising of an entrance hall, WET ROOM, spacious lounge diner, fitted kitchen, THREE GOOD-SIZED BEDROOMS, MODERN family bathroom, driveway parking, DETACHED GARAGE and UNOVERLOOKED rear garden.

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Ground Floor:-

Entrance Hall:
Entrance door to side, doors to lounge diner, kitchen, wet room, stairs to first floor.

Wet Room:
Obscure double glazed window to front, pedestal hand wash basin, low level W/C, shower to wall, towel radiator, part tiled walls, tiled flooring.

Lounge Diner:
23'4" x 11'7" > 9' (7.11m x 3.53m > 2.74m)
Double glazed window to front, double glazed sliding door to rear, two radiators.

Kitchen:
10'9" x 8'7" (3.28m x 2.62m)
Double glazed window and door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for fridge freezer, washing machine, cooker, boiler to wall.

First Floor:-

Landing:
Obscure double glazed window to side half landing, doors to bedroom one, bedroom two, bedroom three, family bathroom.

Bedroom One:
12' x 10'5" (3.66m x 3.18m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
10'9" x 10'5" (3.28m 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, radiator.

Family Bathroom:
Two obscure double glazed windows to rear, panel bath with shower mixer tap, vanity hand wash basin, low level W/C, airing cupboard housing immersion tank, radiator, tiled walls and flooring.

Exterior:-

Frontage, Parking & Garage:
Driveway parking for 3 cars, driveway with up and over door, rest laid to lawn.

Rear Garden:
Paved patio to immediate rear, gated side access, mature shrubs and trees to border, rest laid to lawn, approx 75'.

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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.