HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Knapton Close

Springfield, Chelmsford, CM1 6UL

Freehold
Tax Band: D

Guide Price £400,000

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Benefiting from a SIZEABLE REAR GARDEN with POTENTIAL TO EXTEND (STPP), plus an impressive 23' DUAL ASPECT lounge/diner & GARAGE with driveway parking is this three bedroom SEMI-DETACHED property. Offering well-proportioned and IMMACULATE living space throughout and ideally located within a short walk of all local shops/amenities & popular schooling. Close proximity to Chelmsford City Centre & Mainline Station.

Knapton Close, Springfield, Chelmsford, CM1 6UL

Ground Floor:

Entrance Hall:
Composite entrance door to front, doors to kitchen, lounge diner, cupboard, stairs to first floor, radiator, wood effect flooring.

Kitchen:
8'11" x 8'3" (2.72m x 2.51m)
Double glazed window to rear, range of wall and base units, rolled edge work surface with stainless steel sink inset, integrated double oven, dishwasher, fridge, freezer, gas hob with extractor over, space for washing machine, boiler to cupboard, door to lounge diner, part tiled walls, wood effect flooring.

Lounge Diner:
23'8" x 11'7" > 8'3" (7.21m x 3.53m > 2.51m)
Double glazed window to front, french doors to rear, radiator, wood effect flooring.

First Floor:

Landing:
Doors to bedroom one, bedroom two, bedroom three, family bathroom, airing cupboard, loft access.

Bedroom One:
12'3" x 11'5" > 9'6" (3.73m x 3.48m > 2.90m)
Double glazed window to front, fitted wardrobes, radiator.

Bedroom Two:
11'5" > 9'5" x 9'3" (3.48m > 2.87m x 2.82m)
Double glazed window to rear, radiator.

Bedroom Three:
8'10" x 8' (2.69m x 2.44m)
Double glazed window to front, radiator.

Family Bathroom:
7'9" x 5'5" (2.36m x 1.65m)
Two obscure double glazed windows to rear, panel bath with shower over, fully tiled shower cubicle, vanity hand wash basin, chrome towel radiator, tiled walls.

Exterior:

Rear Garden:
Paved patio to immediate rear, path to rear patio area and shed, door to garage mature shrubs, rest laid to lawn.

Driveway & Garage:
Paved driveway parking for 2 cars, garage with electric roller door and lighting.

Agent Notes:
Council tax band: D

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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.