



## Dalrymple Close

Springfield, Chelmsford, CM1 7RF

Freehold  
Tax Band: F

**Offers In Excess Of £1,300,000**



Prestige Homes by Hamilton Piers are delighted to offer for sale this substantial EXTENDED four bedroom detached property, boasting an UNOVERLOOKED rear garden, detached DOUBLE GARAGE which offers huge scope for ANNEX POTENTIAL\* or conversion plus a sweeping CARRIAGE DRIVEWAY with parking for multiple vehicles. Benefiting from a substantial ground floor with 24' TRIPLE ASPECT living room, 23' dining/family room plus OFFICE/PLAYROOM and an impressive 23' kitchen/breakfast room with adjoining utility room. Set on a sizeable CORNER PLOT in a tucked away CUL-DE-SAC position with easy access to local shops/amenities & highly regarded schools and walking distance to Chelmsford's City Centre & Mainline Station. Call Prestige Homes by Hamilton Piers of Springfield to view!



# Dalrymple Close, Springfield, Chelmsford, CM1 7RF

The accommodation, with approximate room sizes, is as follows:

## GROUND FLOOR ACCOMMODATION:

### ENTRY PORCH:

Secure UPVC part-glazed entrance door flanked by double glazed windows to each side, coir flooring. Secure inner door to reception hall.

### RECEPTION HALL:

Double glazed window to front aspect, stairs to first floor, built-in storage cupboard, radiator, Parquet flooring.

### CLOAKROOM:

Opaque double glazed window to front aspect, inset WC, inset wash hand basin, radiator, tiled flooring.

### LIVING ROOM:

24'10 x 13'3 (7.57m x 4.04m)

Double glazed bay window to front aspect and double glazed windows to side aspect, central feature fireplace with surround, radiator, Parquet flooring. Opening to dining/family room.

### DINING / FAMILY ROOM:

23'1 x 14'1 (7.04m x 4.29m)

Double glazed bay windows to rear aspect, radiators, Parquet flooring. French doors to rear aspect.

### OFFICE / PLAYROOM:

10'3 x 9'3 (3.12m x 2.82m)

Double glazed window to rear aspect, radiator, Parquet flooring. French doors to rear aspect.

### KITCHEN / BREAKFAST ROOM:

23'9 x 16'7 (7.24m x 5.05m)

Double glazed windows to front and side aspects, a series of matching base and wall units, edged work surfaces in Granite incorporating two separate single bowl sinks with central mixer taps, built-in ovens, gas hob with extractor hood over, space for American fridge/freezer and dishwasher, breakfast bar, radiator, tiled flooring.

### UTILITY ROOM:

15'9 x 9'1 (4.80m x 2.77m)

Double glazed window to rear aspect, fitted base units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, kitchenette with electric hob and extractor hood, space for fridge, washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring. Secure door to side aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Feature double glazed window to front aspect, airing cupboard, loft access, radiator, carpeted flooring.

## MASTER BEDROOM:

17'8 x 13'1 (5.38m x 3.99m)

Double glazed window to rear aspect, a range of fitted wardrobes and storage units, radiator, carpeted flooring.

## DRESSING AREA:

Open to master bedroom and with access to en-suite, fitted dressing units, radiator, carpeted flooring.

## EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, low level WC, His & Hers inset wash hand basins, fitted storage cupboards, radiator, tiled flooring.

## BEDROOM TWO:

22'1 x 10'8 (6.73m x 3.25m)

Double glazed window to rear aspect, radiator, carpeted flooring.

## DRESSING AREA:

Opening to bedroom two and fitted with built-in sliding wardrobes, radiator, carpeted flooring.

## BEDROOM THREE:

14'0 x 13'3 plus recess into bay (4.27m x 4.04m plus recess into bay)

Double glazed bay window to front aspect, fitted wardrobes and dressing units, radiator, carpeted flooring.

## BEDROOM FOUR:

9'11 x 9'3 (3.02m x 2.82m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

## FAMILY BATHROOM:

Opaque double glazed window to front aspect, large corner bath with central mixer tap, waterfall tap and shower over, low level WC, vanity wash hand basin, heated towel rail, tiled flooring.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked and generously sized rear garden comprising a paved patio and terrace area to the immediate rear and sides of the property, remainder largely laid to lawn with mature trees and shrubs to borders with hedgerow across rear boundary to create further privacy, gated access to each side of the property with access door to garage.

## GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting and up and over doors with internal staircase to first floor multi-purpose room.

## AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



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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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