



## Penzance Close

Chelmsford, CM1 6JJ

**£535,000**

Freehold  
Tax Band: D



An EXTENDED semi detached home boasting a STUDY/PLAY ROOM, an IMPRESSIVE 23' LOUNGE and FOUR GOOD-SIZED BEDROOMS with an EN-SUITE to master. Also offering an entrance hall & cloakroom, IMPRESSIVE KITCHEN DINER, refitted family bathroom, private rear garden and driveway parking for 3 CARS. Perfectly located in the heart of Old Springfield - within a short walk to excellent local schooling and walking distance to Chelmsford's city centre & mainline train station. Contact Hamilton Piers of Springfield to view!



# Penzance Close, Chelmsford, CM1 6JJ

## Ground Floor:

### Entrance Hall:

Entrance door to front, doors to cloakroom, study, kitchen diner, cupboard, stairs to first floor, radiator, Karndean flooring.

### Cloakroom:

Obscure double glazed window to front, vanity hand wash basin, low level W/C, part tiled walls, karndean flooring.

### Study / Play Room:

9'10" x 6'9" (3.00m x 2.06m)

Double glazed window to front, radiator, wood flooring.

### Kitchen Diner:

20'6" x 15'4" > 11'3" (6.25m x 4.67m > 3.43m)

Double glazed window and door to rear, obscure double glazed window to side, door to lounge, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated double oven, warming drawer, hob with extractor over, space for fridge freezer, under counter fridge, dishwasher, washing machine, tumble dryer, radiator, part tiled walls, karndean flooring.

### Lounge:

23'8" x 11'3" > 10'2" (7.21m x 3.43m > 3.10m)

Double glazed window to front, double glazed sliding doors to rear, gas fireplace, two radiators, wood flooring.

## First Floor:

### Landing:

Doors to bedroom one, bedroom two, bedroom three, bedroom four, family bathroom, loft access.

### Bedroom One:

16'3" max x 13'0" > 10'10" (4.95m max x 3.96m > 3.30m)

Dual aspect double glazed windows to front and side, door to en-suite, fitted wardrobes, radiator, wood effect flooring.

### En-Suite:

Obscure double glazed window to rear, fully tiled shower

cubicle, vanity hand wash basin, low level W/C, chrome towel radiator, part tiled walls, karndean flooring.

### Bedroom Two:

11'6" x 10'7" (3.51m x 3.23m)

Double glazed window to rear, radiator.

### Bedroom Three:

10'10" x 10'7" (3.30m x 3.23m)

Double glazed window to front, radiator.

### Bedroom Four:

7'9" x 7'7" (2.36m x 2.31m)

Double glazed window to front, radiator.

### Family Bathroom:

7'6" x 5'6" (2.29m x 1.68m)

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

### Exterior:

#### Rear Garden:

Patio to immediate rear, gated side access, mature shrubs and trees to border, rest laid to lawn, shed and hard standing to rear.

#### Frontage & Parking:

Paved driveway parking for 3 cars.



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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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