



Paddock Drive

Chelmsford, CM1 6UX

Asking Price £450,000

Freehold
Tax Band: D



A beautifully presented EXTENDED detached family home boasting a 17' SPACIOUS, MODERN KITCHEN and an 18' CONSERVATORY / FAMILY ROOM, plus entrance hall & cloakroom, 17' lounge, three good-sized bedrooms, modern family bathroom, GARAGE with utility room to rear and POTENTIAL TO EXTEND OVER (stpp), driveway parking for 3-4 CARS and a private rear garden. Ideally located close to local schooling, shops and Beaulieu's mainline station. Contact Hamilton Piers of Springfield to view today!



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GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite entrance door into entrance, door to lounge, under floor heating, tiled flooring.

CLOAKROOM:

Double glazed window to front, vanity hand basin, low level W/C, tiled splashback, tiled flooring, under floor heating.

LOUNGE:

17'4" x 14'00" (5.28m x 4.27m)

Double glazed window to front, stair to first floor, wall mounted electric fireplace, warm air heating, parquet flooring.

KITCHEN:

17'3" x 9'10" (5.26m x 3.00m)

Double glazed window and sliding doors to rear onto conservatory, door to side, square edge worktops with stainless drainer sink inset, induction hob with extractor over, integrated double oven, matching wall and base units, breakfast bar, space for washing machine, fridge freezer, dishwasher, tiled flooring, warm air heating.

FAMILY ROOM / CONSERVATORY / DINING ROOM:

18'00" x 8'9" (5.49m x 2.67m)

Brick built with solid roof, double glazed bi-fold doors to rear onto garden, tiled flooring, underfloor heating.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side, airing cupboard, doors to bedroom one, bedroom two, bedroom three, bathroom.

BEDROOM ONE:

12'2" x 9'4" (3.71m x 2.84m)

Double glazed window to front, built in wardrobes, loft access, warm air heating.

BEDROOM TWO:

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

Double glazed window to rear, warm air heating.

BEDROOM THREE:

8'4" x 7'10" (2.54m x 2.39m)

Double glazed window to front, fitted wardrobe, warm air heating.

BATHROOM:

Double glazed window to rear, bath with shower over, vanity hand basin, low level W/C, heated towel rail, wood flooring, extractor.

EXTERIOR:

REAR GARDEN:

Patio to immediate rear with rest laid to lawn, gate with rear access, door to garage with utility section.

GARAGE:

3/4 garage with sectioned off utility area to rear, electric roller door to front, power connected.

FRONTAGE & PARKING:

Blocked paved frontage with driveway parking for up to 4 vehicles.



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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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