



## Lawn Lane

Old Springfield, Chelmsford, CM1 6NR

Freehold  
Tax Band:

### Offers In The Region Of



PRICED TO SELL is this BEAUTIFUL detached family home offering heaps of potential to extend (stpp) and boasting a 75' UNOVERLOOKED REAR GARDEN with a large WORKSHOP and additional HOT TUB CABIN! Further offering an IMPRESSIVE 23' MODERN KITCHEN DINER, lounge, entrance hall & cloakroom, FOUR BEDROOMS plus an ATTIC ROOM/fifth bedroom\*, refitted family bathroom, a GARAGE (with potential to convert or extend over!), driveway parking for multiple vehicles to the GENEROUS FRONTAGE, and set back from this VERY HIGHLY REGARDED ROAD - just a short walk to all local shops/amenities, very popular schools and Chelmsford's City Centre. VIEWINGS ARE A MUST!



# Lawn Lane, Old Springfield, Chelmsford, CM1 6NR

## ENTRANCE HALL:

New composite entry door, stairs to first floor, under stairs storage cupboard, radiator, tiled flooring.

## CLOAKROOM:

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

## LOUNGE:

14'1 x 10'10 (4.29m x 3.30m)

Double glazed window to front aspect, open brick fireplace, radiator.

## KITCHEN / DINER:

23'6 x 8'1 (7.16m x 2.46m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in granite incorporating sink with central mixer tap, built-in double oven, induction hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, tiled flooring. Door to side and French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Opaque double glazed window to side aspect, loft access (into large, fully boarded attic room with power and lighting), carpeted flooring.

### MASTER BEDROOM:

12'5 x 10'11 (3.78m x 3.33m)

Double glazed window to front aspect, built-in wardrobes, wall-mounted air conditioning unit, radiator, carpeted flooring.

### BEDROOM TWO:

10'11 x 10'2 (3.33m x 3.10m)

Double glazed window to rear aspect, wall-mounted air conditioning unit, radiator, carpeted flooring.

### BEDROOM THREE:

12'2 x 6'8 (3.71m x 2.03m)

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

### BEDROOM FOUR:

9' x 5'10 plus door recess (2.74m x 1.78m plus door recess)

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

## FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, tiled flooring.

## ATTIC ROOM / POTENTIAL BEDROOM FIVE\*

13'8 x 9'6 (4.17m x 2.90m)

Velux window to rear aspect, wall-mounted air conditioning unit, eaves storage cupboards. Ideal as a fifth bedroom, study or games room subject to conforming to building regulations\*.

## EXTERIOR:

### REAR GARDEN:

Unoverlooked 75' rear garden comprising large patio area extending across property rear, remainder mainly laid to lawn with mature shrub and trees, gated side access, door to garage.

### DETACHED WORKSHOP / OUTBUILDING:

23' x 9' approx (7.01m x 2.74m approx)

Timber built workshop fitted with power and lighting, multi purpose use.

### CABIN / HOT TUB & BAR:

13'9 x 9'10 (4.19m x 3.00m)

A recently constructed timber built cabin housing a large hot tub (to remain), bar with seating area and power, lighting and air conditioning.

### GARAGE, DRIVEWAY & PARKING:

Attached single garage fitted with power, lighting and electric up and over door. Utility area to garage rear. Driveway parking for multiple vehicles and generous lawned frontage.

## AGENTS NOTES:

Council Tax Band: TBC

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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