HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Aldeburgh Way

Freehold
Tax Band: D

Chelmsford, CM1 7PB

Guide Price £455,000

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EXTENDED to the rear and second-floor is this SUBSTANTIAL & WELL-PRESENTED semi detached home, ideally located in this highly regarded Old Springfield turning - within WALKING DISTANCE to the CITY CENTRE and excellent local schooling. Boasting an IMPRESSIVE 22' OPEN PLAN LIVING AREA with modern kitchen diner & FAMILY / PLAY ROOM, plus UTILITY ROOM, modern family bathroom, shower room and downstairs W/C, spacious lounge, FOUR GOOD SIZED BEDROOMS and a private rear garden. Call Hamilton Piers of Springfield to view.

Aldeburgh Way, Chelmsford, CM1 7PB

Ground Floor:

Entrance Hall:
Composite entrance door to front, doors to cloakroom, lounge, utility room, stairs to first floor, radiator, parquet flooring.

Cloakroom:
Obscure double glazed window to side, low level W/C, wall mounted hand wash basin, chrome towel radiator, tiled flooring.

Lounge:
13'3" x 11'4" (4.04m x 3.45m)
Double glazed window to front, door to open plan living area, fireplace, radiator, parquet flooring.

Open Plan Living Area:
22'2" > 11'4" x 15'10" (6.76m > 3.45m x 4.83m)

Kitchen Diner:
Range of wall and base units, rolled edge work surfaces with sink inset, integrated fridge freezer, dishwasher, space for Stores cooker with stainless steel splash back and extractor over, door to utility room. Two velux windows to rear, double glazed window and bi-folding doors to rear, radiator, tiled flooring, open to:-

Family Room:
Parquet flooring, ideal space as an additional TV room or study / play room.

Utility Room:
8'3" x 8' (2.51m x 2.44m)
Composite entrance door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for washing machine, tumble dryer, boiler to wall, cupboard, radiator, tiled flooring.

First Floor:

Landing:
Obscure double glazed window to side, doors to bedroom two, bedroom three, bedroom four, family bathroom, stairs to second floor, radiator.

Bedroom Two:
13'6" x 9'8" (4.11m x 2.95m)
Double glazed window to front, radiator, cupboard.

Bedroom Three:
11'11" x 10'11" (3.63m x 3.33m)
Double glazed window to rear, radiator.

Bedroom Four / Study / Nursery
7'2" x 6'3" (2.18m x 1.91m)
Double glazed window to front, cupboard, radiator.

Family Bathroom:
8'2" x 5' (2.49m x 1.52m)
Obscure double glazed window to rear, p shaped bath with shower over, low level W/C, pedestal hand wash basin, chrome towel radiator, part tiled walls.

Second Floor:

Landing:
Velux window to front, door to shower room, bedroom one.

Bedroom One:
19' max x 10'3" (5.79m max x 3.12m)
Double glazed window to rear, velux window to front, eves storage, fitted wardrobes, radiator.

Shower Room:
10'2" x 6' (3.10m x 1.83m)
Obscure double glazed window to rear, walk in double shower cubicle, pedestal hand wash basin, low level W/C, chrome towel radiator, part tiled walls.

Exterior:

Rear Garden:
Paved patio to immediate rear, door to shed, rest laid to lawn, gated side access.

Front Garden:
Mainly laid to lawn, walkway to side providing access to front door and gated side access.

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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.