



## Rubens Gate

Chelmsford, CM1 6GN

**£490,000**

Freehold  
Tax Band:



Being sold with a COMPLETE ONWARD CHAIN is this IMMACULATE & EXTENDED semi detached home boasting a VERY IMPRESSIVE 32'5" OPEN PLAN LIVING AREA with adjoining modern, stylish kitchen, plus three double bedrooms with EN-SUITE to master, STUDY, modern family bathroom and downstairs cloakroom, UTILITY ROOM, private rear garden, garage and driveway parking for 2 cars. Contact Hamilton Piers of Springfield to view!



# Rubens Gate, Chelmsford, CM1 6GN

## Ground Floor:

### Entrance Porch:

Composite entrance door to front, door to entrance hall.

### Entrance Hall:

Doors to study, open plan living area, cloakroom, stairs to first floor, radiator, wood effect flooring.

### Study:

8'8" x 5'11" (2.64m x 1.80m)

Double glazed window to front, radiator, wood effect flooring.

### Cloakroom:

Wall mounted hand wash basin, low level W/C, wood effect flooring.

### Open Plan Living Area:

32'5" x 17'11" > 12'1" (9.88m x 5.46m > 3.68m )

Triple aspect, double glazed window to front, two to side and one to rear, bi-folding doors to rear, skylight, air conditioning unit, door to utility room, under floor heating, open plan to:-

### Kitchen:

Range of wall and base units, square edge work surfaces with sink inset and instant boiling water tap, integrated induction hob with extractor over, two ovens, dishwasher, space for American fridge freezer.

### Utility Room:

9'2" x 6'1" (2.79m x 1.85m)

UPVC door to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, boiler to wall, space for washing machine, radiator, wood effect flooring.

## First Floor:

### Landing:

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

## Bedroom One:

12'10" x 11'5" (3.91m x 3.48m)

Dual aspect double glazed windows to rear and side, fitted wardrobes, door to en-suite, radiator, airconditioning unit.

## En-Suite:

8'9" x 5'7" max (2.67m x 1.70m max)

Velux window, fully tiled walk in shower, vanity hand wash basin, low level W/C, towel radiator, part tiled walls, wood effect flooring.

## Bedroom Two:

11'6" x 10'3" (3.51m x 3.12m)

Double glazed window to front, radiator.

## Bedroom Three:

12'1" max x 9'7" (3.68m max x 2.92m)

Double glazed window to front, radiator, fitted wardrobes, cupboard, air conditioning unit.

## Family Bathroom:

8'9" > 6' x 8'7" (2.67m > 1.83m x 2.62m)

Double glazed window to rear, p shaped bath with shower over, low level W/C, vanity hand wash basin, towel radiator, cupboard, part tiled walls.

## Exterior:

### Rear Garden:

Gated side access, patio to immediate rear, door to garage, mature shrubs, rest laid to lawn.

### Garage & Parking:

Garage with power and lighting with up and over door, driveway parking for 2 cars.

### Front Garden:

Path to entrance door, rest laid to lawn.



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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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