



Humber Road

Springfield, Chelmsford, CM1 7PG

Guide Price £825,000

Freehold
Tax Band: E



Boasting an UNOVERLOOKED 80FT GARDEN, a spacious 20' RECENTLY-REFITTED KITCHEN, plus an IMPRESSIVE FOUR RECEPTION ROOMS (inc. the spacious 16' lounge, STUDY & dining room / PLAY ROOM) is this VERSATILE and generously sized FIVE bedroom detached property. Benefiting from an EN-SUITE to master, separate shower room plus family bathroom & d/stairs cloakroom, a GARAGE with driveway parking for three vehicles and very well-presented throughout. Ideally situated in a quiet CUL-DE-SAC location in a highly sought after turning within Springfield - Walking distance to the CITY CENTRE & it's mainline station, all local shops/amenities & popular schools. Contact Hamilton Piers to view.



Humber Road, Springfield, Chelmsford, CM1 7PG

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed main entry door and opaque double glazed window to front aspect, stairs to first floor, two built-in storage cupboards, radiator, Amtico flooring and smooth coved ceiling.

CLOAKROOM:

Inset WC, vanity wash hand basin with tiled splash backs, heated towel rail, extractor fan, vinyl flooring and smooth coved ceiling with sunken spotlights.

STUDY:

7'07 x 6'07 (2.31m x 2.01m)

Double glazed window to front aspect, radiator, Amtico flooring and smooth coved ceiling.

LOUNGE:

16'09 x 15'05 (5.11m x 4.70m)

Double glazed window to front aspect, under stairs storage cupboard, central gas fireplace with marble hearth and surround, radiator, Amtico flooring and smooth coved ceiling. Double doors to dining room/play room.

DINING ROOM / PLAY ROOM:

15'05 x 11'09 (4.70m x 3.58m)

Double glazed window to rear aspect, radiator, Amtico flooring and smooth coved ceiling. Double doors onto rear patio area.

KITCHEN:

20'06 x 9'10 (6.25m x 3.00m)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, two built-in ovens, AEG induction hob with extractor over, integrated dishwasher, space for American fridge/freezer, washing machine and tumble dryer, tiled flooring and smooth coved ceiling with sunken spotlights. Opening to breakfast room.

BREAKFAST ROOM:

11'08 x 7'09 (3.56m x 2.36m)

Radiator, tiled flooring and double glazed door onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front aspect, loft access, airing cupboard, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

19'00 x 12'03 (5.79m x 3.73m)

Double glazed window to rear aspect, a series of fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

19'10 reducing to 8'11 x 8'11 (6.05m reducing to 2.72m x 2.72m)

Double glazed window to rear aspect, dressing area with built-in wardrobes, radiator, Amtico flooring and smooth coved ceiling.

BEDROOM THREE:

10'06 x 9'04 (3.20m x 2.84m)

Double glazed window to front aspect, radiator, Amtico flooring and smooth coved ceiling.

BEDROOM FOUR:

10'01 x 7'09 (3.07m x 2.36m)

Double glazed window to front aspect, radiator, laminate flooring and smooth coved ceiling.

SHOWER ROOM:

Opaque double glazed window to side aspect, enclosed and fully tiled corner shower unit, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring and smooth coved ceiling with sunken spotlights.

BEDROOM FIVE:

10'01 x 7'09 (3.07m x 2.36m)

Double glazed window to rear aspect, radiator, laminate flooring and smooth coved ceiling.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower attachment, enclosed and fully tiled single shower unit, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, vinyl flooring and smooth coved ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Extensive and substantial approx 80' unoverlooked rear garden, enclosed by fencing and comprising a raised decking area to the property rear with adjacent patio area, gated side access, remainder mainly laid to lawn with greenhouse and adjoining growing area, plus detached timber built Summer House to garden rear.

GARAGE, DRIVEWAY & PARKING:

Integral single garage fitted with power, lighting and up & over door. Driveway parking for 4-5 vehicles.

AGENTS NOTES:

Council Tax Band: E

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

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

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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