



Aldeburgh Way

Chelmsford, CM1 7PB

Guide Price £650,000

Freehold
Tax Band: E



An absolutely **IMMACULATE & HUGELY EXTENDED** detached family home boasting **FOUR/FIVE DOUBLE BEDROOMS**, with very spacious accommodation over three floors. Offering a 17' **PLAYROOM / STUDY**, entrance hall & cloakroom, an **IMPRESSIVE 20' LOUNGE / FAMILY ROOM** with bi-fold doors looking over the landscaped garden, a **BEAUTIFUL 18' KITCHEN** with central island, two modern bathrooms plus a **DRESSING ROOM / FIFTH BEDROOM** and driveway parking for **FOUR VEHICLES**. Located in this very highly regarded turning in Old Springfield - within walking distance to the **CITY CENTRE**, plus local schooling and shops. Contact Hamilton Piers of Springfield to view!



GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Composite entrance door into hallway, stairs to first floor, tiled flooring, doors to-

CLOAKROOM:

5'05" x 2'08" (1.65m x 0.81m)

Double glazed window to front, vanity hand basin, low level w/c, tiled flooring.

PLAYROOM/STUDY:

17'03" x 6'01" (5.26m x 1.85m)

Double glazed window to front, Velux sky light, storage cupboard, storage housing boiler, radiator, wood effect flooring.

KITCHEN DINER:

18'06" x 14'07">6'05" (5.64m x 4.45m>1.96m)

Dual aspect double glazed window to front and part glazed door to side and velux sky light, Quartz square edge worktops with sink inset, 5 ring gas hob with extractor over, matching wall and base units, integrated double oven, washing machine, dishwasher, wine cooler, double fridge freezer, breakfast bar with Quartz square edge worktop, base units, tiled flooring with under floor heating, radiator, double doors through to-

LOUNGE/FAMILY ROOM:

22'04" x 20'11" (6.81m x 6.38m)

Double glazed bi-fold doors and windows to rear, x2 Velux sky lights, media wall, x2 radiators.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to front, storage cupboard, doors to-

BEDROOM TWO:

11'11" x 10'01" (3.63m x 3.07m)

Double glazed window to rear, triple built in wardrobes, radiator..

BEDROOM THREE:

11'05" x 10'09" (3.48m x 3.28m)

Double glazed window to rear, built in wardrobes, radiator.

BEDROOM FOUR:

10'01" x 8'04" (3.07m x 2.54m)

Double glazed window to front, built in wardrobe, radiator, wood effect flooring.

FAMILY BATHROOM:

Double glazed window to front, 4 piece suite- bath, double shower, vanity hand basin, low level w/c, heated towel rail, tiled flooring.

SECOND FLOOR ACCOMMODATION:

LANDING:

Velux sky light, eaves storage cupboard, doors to-

MASTER BEDROOM:

17'02" x 11'04">7'08" (5.23m x 3.45m>2.34m)

Double glazed window to rear, eaves storage space, radiator.

BEDROOM FIVE/ DRESSING ROOM:

9'09" x 9'09" (2.97m x 2.97m)

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

BATHROOM:

6'11" x 6'09" (2.11m x 2.06m)

Velux window to front, free standing bath, vanity hand basin, low level w/c, chrome heated towel rail, tiled flooring.

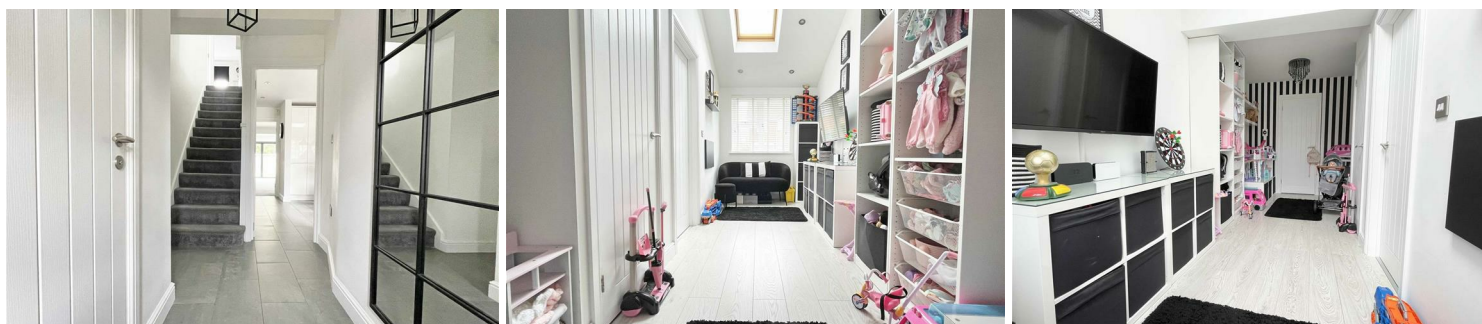
EXTERIOR:

REAR GARDEN:

Un-overlooked, landscaped rear garden, patio to immediate rear of property with the rest laid to lawn, storage shed, side access to both sides of the property leading to the front.

FRONTAGE & PARKING:

Driveway parking for 4 vehicles, with x2 access gates to rear garden.



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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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