



## Chichester Drive

Chelmsford, CM1 7RY

**£595,000**

Freehold  
Tax Band: E



An EXTENDED detached home boasting a SUBSTANTIAL 112' REAR GARDEN and an IMPRESSIVE 22'5" MASTER SUITE with DRESSING ROOM, within a short walk to the CITY CENTRE. With an entrance hall, spacious lounge, STUDY / PLAY ROOM, large 18' dining room opening to kitchen, NEWLY FITTED FAMILY BATHROOM & cloakroom, three very good-sized bedrooms (with potential to reconfigure to create FOUR), plus a detached GARAGE, driveway parking and CARPORT, and superb potential for further extensions, stp. Contact Hamilton Piers of Springfield to view!



# Chichester Drive, Chelmsford, CM1 7RY

## Ground Floor:

### Entrance Hall:

Composite entrance door to front, double glazed window to side, doors to cloakroom, lounge, kitchen, stairs to first floor, cupboard, radiator.

### Cloakroom:

Obscure double glazed window to side, vanity hand wash basin, low level W/C, tiled walls and flooring.

### Lounge:

13'10" x 11'8" (4.22m x 3.56m)

Double glazed window to front, fireplace, entrance to study/play room, radiator.

### Study / Play Room:

11'3" x 7'11" (3.43m x 2.41m)

Double doors to dining room.

### Dining Room:

18'4" x 11'1" (5.59m x 3.38m)

Double glazed window and door to rear, entrance to kitchen, radiator.

### Kitchen:

9'11" x 9'2" (3.02m x 2.79m)

Double glazed window to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, space for cooker, washing machine, dishwasher, part tiled walls.

## First Floor:

### Landing:

Double glazed window to side, doors to bedroom one, bedroom two, bedroom three, family bathroom, loft access, cupboard housing boiler.

### Master Bedroom Suite:

Opening into dressing room:

### Dressing Room:

10'6" x 10'4" (3.20m x 3.15m)

Fitted wardrobes, cupboard, entrance to bedroom.

### Bedroom Area:

18'3" x 10'11" (5.56m x 3.33m)

Two double glazed windows to rear, two radiators.

### Bedroom Two:

13'3" x 10'6" (4.04m x 3.20m)

Double glazed window to front, fitted wardrobes, airing cupboard, radiator.

### Bedroom Three:

10'1" x 7'5" (3.07m x 2.26m)

Double glazed window to front, radiator, cupboard.

### Family Bathroom:

7'2" x 5'10" (2.18m x 1.78m)

Obscure double glazed window to side, p shaped bath with shower over and shower mixer tap, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

## Exterior:

### Rear Garden:

Patio to immediate rear, gated side access, door to garage, carport, mature shrubs and trees to border, rest laid to lawn, approx 112'.

### Car Port:

29'7" x 8' (9.02m x 2.44m)

Double gates to front.

### Garage:

18'11" x 8'11" (5.77m x 2.72m)

Up and over door to front, power and lighting connected.

### Frontage & Parking:

Paved driveway parking for 4+ cars.



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.

AWARD WINNING SALES AND LETTINGS ACROSS ESSEX

01376 341 141 | 01245 269 777 | 01621 212 450 | 01371 809 500 | 0207 079 1510

