



Tamar Rise

Chelmsford, CM1 7QN

Freehold
Tax Band:

£415,000



Boasting an **IMPRESSIVE 24' LOUNGE DINER** is this **EXTENDED** semi detached family home, further offering **CLOAKROOM**, entrance porch, entrance hall, re-fitted kitchen, **THREE GOOD SIZED BEDROOMS**, re-fitted family bathroom, **LARGE DRIVEWAY**, and **PRIVATE REAR GARDEN**. Call Hamilton Piers of Springfield to view!



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Ground Floor:-

Entrance Porch:

Composite entrance door to front, door to entrance hall, tiled flooring.

Entrance Hall:

Doors to cloakroom, kitchen, lounge diner, stairs to first floor, radiator, cupboard.

Cloakroom:

Obscure double glazed window to front, low level W/C, vanity hand wash basin, radiator.

Kitchen:

10' x 9'10" (3.05m x 3.00m)

Double glazed window to front, double glazed door to side, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, gas hob with extractor over, space for washing machine, slimline dishwasher, fridge freezer, boiler to wall, part tiled walls, wood effect flooring.

Lounge/Dining Room/Living Area:

24' > 11'11" x 20'2" (7.32m > 3.63m x 6.15m)

Two double glazed windows to rear, double glazed sliding door to side, two radiators.

First Floor:-

Landing:

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

Bedroom One:

12'2" x 10'11" (3.71m x 3.33m)

Double glazed window to rear, radiator.

Bedroom Two:

12' x 8'11" (3.66m x 2.72m)

Double glazed window to rear, radiator, cupboard.

Bedroom Three:

10' x 7' (3.05m x 2.13m)

Double glazed window to front, radiator.

Family Bathroom:

9'10" x 4'9" (3.00m x 1.45m)

Obscure double glazed window to front, p shaped bath with shower over, low level W/C, vanity hand wash basin, towel radiator, tiled walls.

Exterior:-

Frontage & Parking:

Paved driveway for 3+ Cars.

Rear Garden:

Paved patio to immediate rear, shed to rear, gated side and rear access, mature shrubs to border, 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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