



Hunters Way

Chelmsford, CM1 6FL

£425,000

Freehold
Tax Band: D



Boasting a **NEWLY FITTED KITCHEN** and located on a **CORNER PLOT** in this popular Springfield turning, is this link detached three bedroom home. Also offering **BRAND NEW CENTRAL HEATING**, spacious lounge, separate dining room, **SPACIOUS CONSERVATORY** with **UTILITY AREA**, modern family bathroom and cloakroom, three good sized bedrooms, **GARAGE** (with potential to convert), driveway parking and a **PRIVATE REAR GARDEN**. Contact Hamilton Piers of Springfield to view!



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Ground Floor:

Entrance Hall:

UPVC door to side, doors to cloakroom, lounge, radiator, wood effect flooring.

Cloakroom:

Obscure double glazed window to front, low level W/C, wall mounted hand wash basin, radiator, wood effect flooring.

Lounge:

17'4" x 13'11" (5.28m x 4.24m)

Double glazed window to front, door to dining room, fireplace, stairs to first floor, two radiators.

Dining Room:

10'7" x 9'5" (3.23m x 2.87m)

Double glazed sliding door to conservatory, door to kitchen, radiator, wood effect flooring.

Kitchen:

10'7" x 7'9" (3.23m x 2.36m)

Double glazed window to rear, UPVC door to side, range of wall and base units, rolled edge work surfaces with sink inset, integrated low level oven, induction hob with glass splashback and extractor over, fridge freezer, dishwasher.

Conservatory with Utility Area:

16' > 10'9" x 13'10" (4.88m > 3.28m x 4.22m)

UPVC roof, double glazed windows to rear and side, french doors to rear, range of wall and base units, rolled edge work surfaces, space for washing machine, tumble dryer, two electric heaters, tiled flooring.

First Floor:

Landing:

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

Bedroom One:

14' x 11'2" > 9'4" (4.27m x 3.40m > 2.84m)

Double glazed window to front, radiator.

Bedroom Two:

10'9" x 10'8" (3.28m x 3.25m)

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

Bedroom Three:

8'3" x 7'10" (2.51m x 2.39m)

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

Family Bathroom:

6'4" x 6'2" (1.93m x 1.88m)

Obscure double glazed window to rear, panel bath with shower over, vanity hand wash basin, low level W/C, chrome towel radiator, tiled walls and flooring.

Exterior:

Rear Garden:

Paved patio to immediate rear, shed, door to garage, mature shrubs to border, rest laid to lawn, approx 67' > 50'.

Frontage, Parking & Garage:

Driveway parking for 2 cars, garage with up and over door, mature shrubs.



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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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