



## William Porter Close, Springfield, Chelmsford

Guide price £650,000



An impressive four bedroom property in the heart of Chelmsford. This contemporary home is both thoughtfully designed and exceptionally well presented over three floors. With an open plan kitchen/dining room, a living space extending to over 30ft and a private roof terrace, there is ample entertaining space. The property has a large sunny garden with a patio area perfect for outside dining and an area laid to lawn. There is also a double garage providing off street parking or extra storage space.

With an abundance of amenities on your doorstep including bustling shops and restaurants, as well as Essex's first all through, Beaulieu Park school and nursery schools, the location is excellent. Chelmsford city centre is within striking distance where there are countless high street shops and eateries as well as direct rail links to London Liverpool st within half an hour. This is a modern and spacious family home that truly wants for nothing.

NB: The property has been both Pet and Smoke free since its first occupation.



### ***Kitchen 14'9" x 9'10" (4.50 x 3.00)***

*A beautifully presented kitchen, with sleek integrated Siemens appliances including a smart convection hob and two ovens at standing height. With tiled flooring and ample work top space this contemporary kitchen combines both style and practicality perfectly.*

### ***Dining Room 13'1" x 11'5" (4.00 x 3.50)***

*An open plan dining space off the kitchen which is flooded with natural light from the double doors opening up onto the garden. This room makes for the perfect entertaining space.*

### ***WC 6'6" x 6'6" (2.00 x 2.00)***

*A larger than usual downstairs guest cloakroom comprising a low level WC and basin.*

### ***Living Room 32'9" x 10'2" (10.00 x 3.10)***

*On the first floor you will find the living room. This room is incredibly spacious reaching in excess of 30ft. Dual aspect this is the perfect space to entertain or to unwind with family/friends at the end of the day.*

### ***Bedroom 4 13'1" x 7'8" (4.00 x 2.34)***

*A good sized double bedroom on the first floor to the front of the property.*

### ***Bathroom 10'4" x 5'10" (3.17 x 1.80)***

*Both modern and spacious, this family bathroom comprises bath, low level WC and basin.*

### ***Bedroom 3 13'1" x 11'5" (4.00 x 3.50)***

*With pretty garden views, this bedroom is also a good sized double bedroom.*

### ***Bedroom 2 13'1" x 11'5" (4.00 x 3.50)***

*On the second floor, there are a further two bedrooms and a bathroom. Bedroom 2 is light and airy double bedroom with garden views.*

### ***Bedroom 1 18'4" x 13'1" (5.60 x 4.00)***

*Boasting an ensuite bathroom and inbuilt storage, the principal bedroom is a generously sized double bedroom to the front of the property.*

### ***Ensuite Bathroom 8'5" x 5'10" (2.59 x 1.80)***

*A contemporary bathroom comprising walk in shower, low level WC and basin.*

### ***Sun Terrace 32'9" x 10'2" (10.00 x 3.10)***

*As well as a large sunny garden, the property has a sun terrace on the second floor of the property. This would create the perfect space for outside dining, entertaining or a private getaway to bask in the sunshine during the summer months.*

### ***Double Garage 32'9" x 10'2" (10.00 x 3.10)***

*Providing off-street parking sufficient for 2 vehicles, the double garage is also excellent extra storage space. There is also potential to convert with the right consent. The garage benefits from a newly installed roller door.*

### ***Garden***

*A large sunny garden that basks in sunshine throughout the day. There is a paved patio area perfect for outside dining as well as an area laid to lawn.*

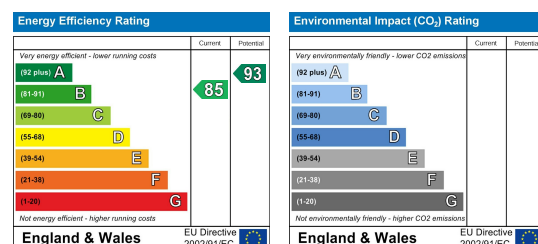
## ***Area Map***



## ***Floor Plans***



## ***Energy Efficiency Graph***



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.*

***The North Colchester Business Centre, 340 The Crescent, Colchester, Essex, CO4 9AD***

***Tel: 01206 656 556 Email: sales@gylesandrose.co.uk www.gylesandrose.co.uk***