

Paul Mason Associates



Nickleby Road, Chelmsford, CM1 4XG
Offers in excess of £575,000

- Four Bedroom Detached Family Home
- En-Suite To Master Bedroom
- Modern Fitted Kitchen Plus Utility Room
- Lounge
- Dining Room
- Conservatory
- Family bathroom Plus Ground Floor Cloakroom
- Integral Garage Plus Private Driveway For Two Vehicles
- Landscaped Front & Rear Garden With Mature Trees & Planting
- Easy Access To Schools, Local Shops & Chelmsford City Centre

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

Immaculate Home! Gary Townsend at Paul Mason Associates offers this immaculate four bedroom detached family home which benefits from three reception rooms plus a modern fitted kitchen and a utility room, to the ground floor plus a cloakroom and access to the integral garage. To the first floor, the master bedroom has an en-suite shower room and the three further bedrooms are serviced via the family bathroom. Externally, there is a drive offering parking for two vehicles and landscaped front and rear and gardens with mature trees and planting. An Internal Inspection Is Advised.

Newlands Spring is located just north of Chelmsford with a regular bus service to the City which has direct rail links to London’s Liverpool Street. There are well respected primary and pre-schools plus a Morrisons superstore within walking distance and the City centre offers a wide range of shopping and leisure facilities, plus many restaurants and bars as well as a thriving market. The Bond Street Shopping area has a John Lewis Department Store and an Everyman Cinema.

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DISTANCES

Chelmsford Station: 3.1 miles
(Liverpool Street from 34 mins)
Stansted Airport: 17.8 miles
A12 (Boreham): 4.4 miles
King Edward VI Grammar School:
2.5 miles
Chelmsford County High School
for Girls: 2.1 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator,
storage cupboard, Amtico flooring
and coved ceiling.

Lounge

4.90m x 3.20m (16'0" x 10'5")
Double glazed window to front,
feature fireplace, radiators, carpet
to floor and coved ceiling.
Archway to Dining Room

Dining Room

3.90m x 2.70m (12'9" x 8'10")
Storage cupboard, radiator,
carpet to floor and coved ceiling.
Patio doors to Conservatory.

Conservatory

3.50m x 3.00m (11'5" x 9'10")
Part uPVC and part brick built with
polycarbonate roof, radiator,
carpet to floor and French doors
to rear patio.

Cloakroom

LLWC, vanity wash hand basin,
Amtico flooring and coved ceiling.

Kitchen

2.90m x 2.60m (9'6" x 8'6")
Double glazed window to rear,
range of fitted base and wall units
with wood effect work surfaces
incorporating a one and half bowl
sink with central mixer tap and
tiled splashback, built-in electric
double oven and ceramic hob with
extractor over, water softener,
integrated fridge and dishwasher,
wall mounted boiler in cupboard,
tiled flooring with underfloor
heating and door to Utility.

Utility

2.60m x 1.60m (8'6" x 5'2")
Double glazed window to rear,
matching base and wall units,
space for washing machine,
tumble dryer and fridge/freezer,
radiator, carpet flooring and coved
ceiling. Doors to garage and rear
garden.

FIRST FLOOR

Landing

Double glazed window to side,
airing cupboard, radiator, carpet
to floor and coved ceiling with
access to a boarded loft with
power and lighting fitted.

Bedroom One

3.70m x 3.10m (12'1" x 10'2")
Double glazed window to rear,
built-in wardrobes, radiator, carpet
to floor and coved ceiling.

Bedroom One En-Suite

Opaque double glazed window to
rear, fully tiled, shower cubicle,
LLWC, vanity wash hand basin,
heated towel rail, vinyl flooring and
smooth ceiling.

Bedroom Two

4.40m x 3.10m (14'5" x 10'2")
Double glazed window to front,
built-in wardrobes, radiator, carpet
to floor and coved ceiling.

Bedroom Three

3.10m x 2.30m (10'2" x 7'6")
Double glazed window to front,
radiator, carpet to floor and coved
ceiling.

Bedroom Four / Study

3.00m x 2.00m (9'10" x 6'6")
Double glazed window to rear,
radiator, carpet to floor and coved
ceiling.

Family Bathroom

Opaque double glazed window to
front, fully tiled, panelled bath with
central mixer taps and electric
shower over, LLWC, vanity wash
hand basin, heated towel rail, vinyl
flooring and smooth ceiling.

EXTERIOR

Driveway & Garage

The property benefits from a
driveway which offers parking for
two vehicles and leads to the
integral garage which has power
and lighting fitted. There is also a

well maintained planted area with
many specimen plants providing
colour throughout the year.

Gardens

The rear garden commences with
a patio area that is accessed from
both the conservatory and utility
rooms. From here you step onto a
lawn area with well stocked
borders offering an array of trees
and plants. There is also an
outside tap and lighting, plus
access gate to side.

Important Notices

We wish to inform all prospective
purchasers that we have prepared
these particulars including text,
photographs and measurements
as a general guide. Room sizes
should not be relied upon for
carpets and furnishings. We have
not carried out a survey or tested
the services, appliances and
specific fittings. These particulars
do not form part of a contract and
must not be relied upon as
statement or representation of
fact.

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Paul Mason Associates Limited Registered in England Number - 6767946
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