

Bryant Link

Chancellor Park, Chelmer Village,

Guide Price of £399,995



PRICED TO SELL... A modern and family home with FOUR DOUBLE BEDROOMS, a DETACHED GARAGE, and EXCELLENT POTENTIAL TO EXTEND! Plus entrance hall & cloakroom, lounge with fireplace, IMPRESSIVE 22' KITCHEN DINER, modern bathroom & EN SUITE, carport & driveway parking, and an enclosed rear garden.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

PRICED TO SELL ASAP..... **GUIDE PRICE £399,995 - £409,995**

Hamilton Piers are pleased to offer for sale this modern and spacious family home with THREE/FOUR DOUBLE BEDROOMS and a DETACHED GARAGE, located on the ever-popular Chancellor Park Development - only a short distance from local schools, supermarkets, the A12 and Chelmsford's City Centre.

With entrance hall & cloakroom/wc, lounge with fireplace, IMPRESSIVE 22' MODERN KITCHEN DINER, and to the first floor are the spacious double bedrooms, plus modern family bathroom & EN SUITE to the master bedroom. Externally the property offers a privately gated carport -with ample driveway parking, access to the detached garage, and a well-presented enclosed rear garden. The property also offers EXCELLENT POTENTIAL TO EXTEND, either to the side to incorporate the carport into accommodation, to the rear, or into the attic to create two further bedrooms and bathroom (as have neighbouring properties) - all subject to planning permissions. Viewings are highly recommended!

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, double glazed window to front, stairs to first floor, wood effect flooring, radiator, doors to kitchen diner, lounge & downstairs cloakroom.

CLOAK ROOM:

Obscure double glazed window to side, low-level WC, wall mounted hand wash basin, radiator, tiled floor.

LOUNGE: (13'6" x 9'8")

Double glazed windows to rear and side, french doors to garden, feature fireplace with gas fire inset, two radiators.

KITCHEN DINER: (22'6" max x 16'6" max)

A very impressive room offering both spacious kitchen and dining areas, with kitchen area offering double glazed window and door to rear, a modern range of wall and base units, rolled edge work surfaces with sink unit inset, tiled floor, built-in stainless steel oven and hob, integrated fridge freezer & dishwasher, space for washing machine, under-stairs storage cupboard, and tiled flooring. The dining area offers ample space for a large dining table, with two double glazed windows to front, radiator, wood effect flooring.

FIRST FLOOR:-

LANDING:

Double glazed window to front, storage cupboard, airing cupboard, radiator, loft access via hatch, doors to bedrooms one, three & four and family bathroom.

BEDROOM ONE: (12'4" max x 10'11" max)

Double glazed window to front, two storage cupboards, radiator, door to en suite.

EN SUITE:

Obscure double glazed window to rear, low-level WC, pedestal hand wash basin, fully tiled double shower cubicle, tiled walls and floor.

BEDROOMTWO:(14'6" x 10'7")

Double glazed window to front, radiator.

BEDROOMTHREE: (9'10" x 8'2")

Double glazed window to rear, radiator, door to;

BEDROOMFOUR/ FAMILYROOM/ STUDY:(10'5" x 9'10")

Double glazed window to rear, built in double wardrobe, radiator, door to bedroom two* which can be taken out and partitioned to create a completely separate fourth bedroom inline with an extension.

FAMILYBATHROOM:

Double glazed window to rear, low-level WC, pedestal hand wash basin, panel bath with shower over, tiled walls and floor.

EXTERIOR:

REAR GARDEN:

To the immediate rear of the property is a block paved patio area, with the remainder laid to lawn, access to garage and side access to car port.

FRONT GARDEN:

To the side of the property is the driveway leading to car port.

AGENTS NOTES

If you have any further questions regarding this property, please call 01245 269 777.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.