

Eglinton Drive

Chancellor Park, Chelmer Village,

Guide Price of £500,000



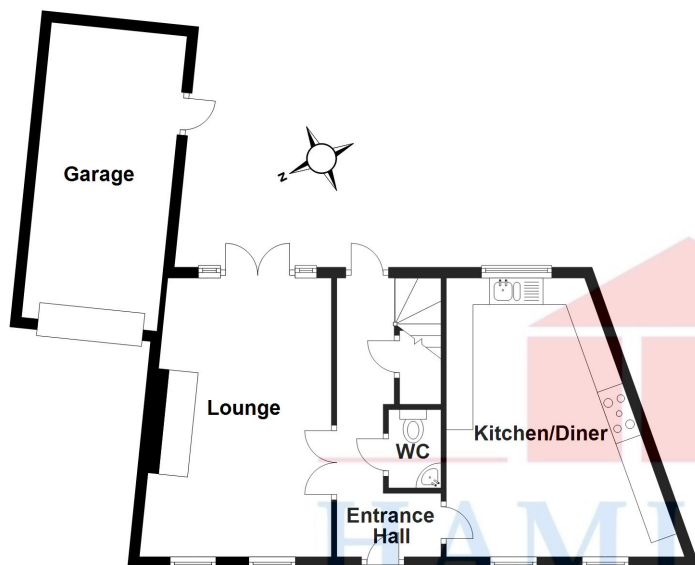
Boasting FIVE LARGE BEDROOMS and a 17' KITCHEN DINER is this three-storey family home that offers a spacious 17' lounge, entrance hall & cloakroom, an IMPRESSIVE 17' MASTER BEDROOM with EN SUITE, family bathroom, carport with adjoining GARAGE (which could be converted into additional accommodation, stp), and an enclosed garden.



TORQUAY ROAD | SPRINGFIELD | CM1 6NF
Tel: 01245 269 777
E-mail: hamiltonpierschel@aol.com

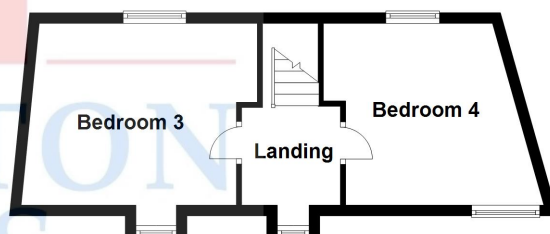
Ground Floor

Approx. 61.6 sq. metres (662.9 sq. feet)



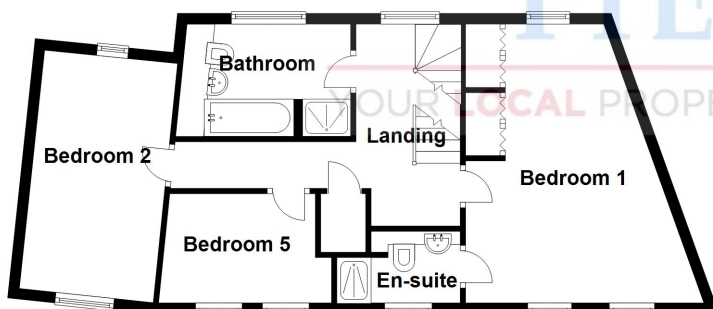
Second Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.5 sq. feet)

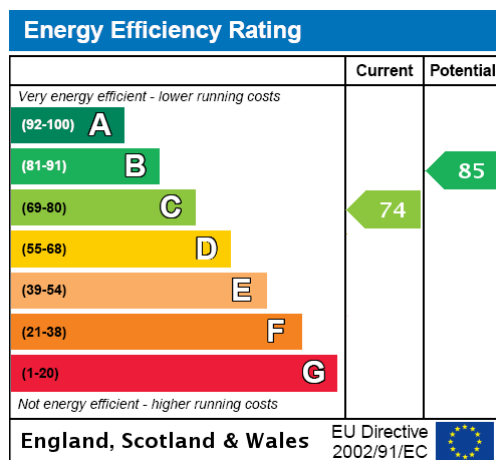


Total area: approx. 152.4 sq. metres (1640.2 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE.
Check all dimensions, shapes & compass bearing before making any decisions reliant upon them.
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Plan produced using PlanUp.

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Boasting FIVE GREAT-SIZED BEDROOMS and a 17' KITCHEN DINER is this three-storey family home that offers a spacious 17' lounge, entrance hall & cloakroom, an IMPRESSIVE 17' MASTER BEDROOM with EN SUITE, family bathroom, carport with adjoining GARAGE (which could be converted into additional ground floor accommodation or a home office if required, subject to necessary permissions), further parking to the immediate front, and an enclosed rear garden.

Ideally located within a short distance to local schools, shops, and the city centre!

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

GROUND FLOOR:-

ENTRANCE HALL:

Entrance door to front, stairs to first floor, under-stairs cupboard, wood effect flooring, radiator, door to kitchen, lounge, and cloakroom.

CLOAKROOM:

Low level WC, pedestal wash hand basin, part tiled walls, radiator.

LOUNGE: (17'1" x 11'7")

Two double glazed doors to front, double glazed french doors to rear with windows either side, wood effect flooring, two radiators.

KITCHEN DINER: (17'2" x 13'9" max)

Two double glazed windows to front, double glazed window to rear, range of wall and base units, rolled edge work surfaces with stainless steel one and a half sink inset, built in double oven, stainless steel five ring gas hob with extractor hood over, integrated fridge freezer and dishwasher, two radiators, tiled floor, space for washing machine.

FIRST FLOOR ACCOMMODATION:-

LANDING:

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E-mail: hamiltonpierschel@aol.com

Double glazed window to rear, airing cupboard, stairs to second floor, radiator.

BEDROOM ONE: (17'4" x 13'4" max incl wardrobes)

Two double glazed windows to front, double glazed window to rear, two built in double wardrobes, three radiators, door to en suite.

EN SUITE :

Obscure double glazed window to front, fully tiled shower cubicle, low level wc, vanity wash hand basin, radiator.

BEDROOM TWO: (14'7" x 8'4" plus door recess)

Double glazed window to front, velux to rear, radiator.

BEDROOM FIVE: (10'8" x 8'3" x 6'10")

Two double glazed windows to front, radiator.

FAMILY BATHROOM:

Obscure double glazed window to rear, panelled bath with shower attachment, low level wc, fully tiled shower cubicle, vanity hand basin, radiator.

SECOND FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to front, doors to;

BEDROOM THREE: (13'10" max x 11'3" incl furniture)

Velux window to rear, double glazed window to front, eaves storage cupboard, two radiators, built in wardrobe and drawers to one wall.

BEDROOM FOUR: (11'9" max x 11'3")

Velux window to rear, double glazed window to front, eaves storage cupboard, two radiators.

EXTERIOR:

REAR GARDEN:

Block paved patio area, lawned area, door to garage.

FRONT GARDEN:

Parking available immediately along the front of the property and within the carport that offers access to the garage (with up and over door, and excellent potential alongside the carport to be converted into additional ground floor accommodation or a large home office if required, subject to any necessary permissions).

AGENTS NOTES

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

DISCLAIMER:

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