

Barnaby Rudge, Chelmsford, Essex, CM1 4YG



**Freehold**

Asking Price Of

**£575,000**

Subject to contract

**4** bedrooms

**3** reception rooms

**2** bathrooms



## Some details

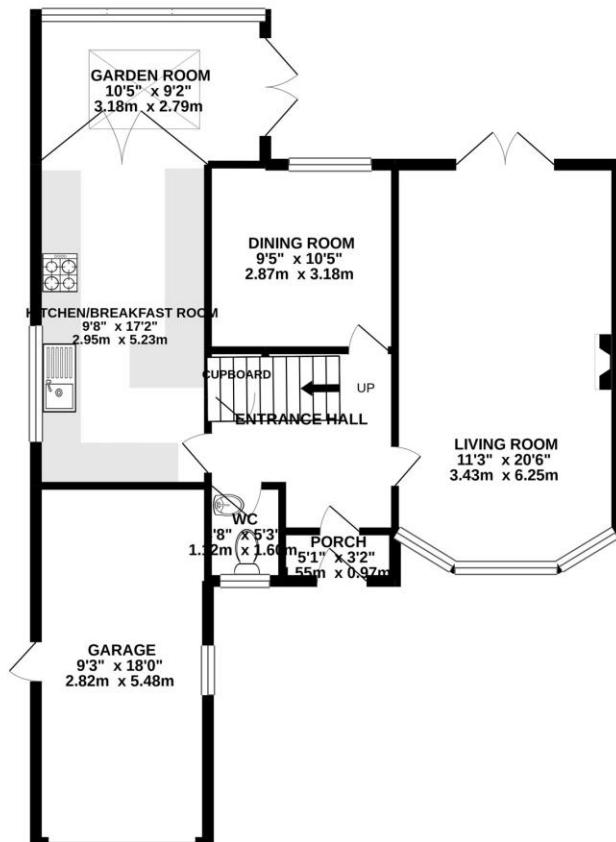
An extended detached family home located in a small cul-de-sac situated in the popular area of Newlands Spring. The property enjoys flexible accommodation currently comprising two reception rooms, garden room and cloakroom. To the first floor are four bedrooms, en suite facilities and a family bathroom. Externally there is an enclosed garden, private drive and garage. The property has been tastefully presented throughout.

The property was constructed around 39 years ago by Bovis Homes and is approached via an entrance door opening to an entrance hall. The entrance hall provides stairs rising to the first floor with under stairs storage cupboard. There is access to the kitchen/breakfast room, cloakroom, dining room and lounge from the hall with the cloakroom providing a modern suite comprising low level wc and pedestal wash hand basin. The kitchen/breakfast room is positioned to the rear of the property and provides light coloured eye storage units with worktops and cupboards below. Appliances include inset sink unit, dishwasher, integrated washer/dryer, integral four ring gas burner hob and double oven. From here access is found into the garden room which enjoys glazed elevations overlooking the rear garden. The dining room is a comfortably proportioned room and benefits from views into the rear garden. The lounge stretches the depth of the property and benefits from a feature fireplace, bay window and access via double patio doors onto the garden terrace seating area. To the first floor the landing serves four bedrooms and a family bathroom. All bedrooms provide fitted wardrobe space with the master bedroom providing a small seating area and a modern en suite shower room comprising shower enclosure, low level wc and wash hand basin. The family bathroom enjoys a panel bath, wc and wash hand basin.



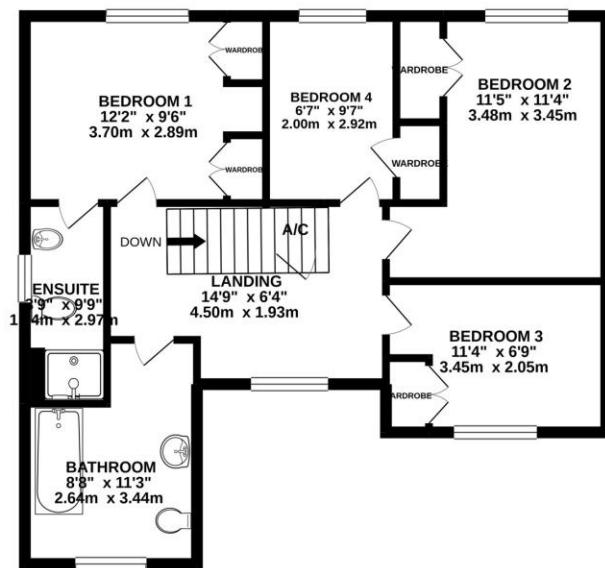
An immaculately presented and extended 4 bedroom detached family home benefitting from en-suite facilities, 2 reception rooms and a garden room. Located within a quiet cul-de-sac position situated in Newland Spring.

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



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1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Porch**

5' 1" x 3' 2" (1.55m x 0.97m)

**WC**

5' 3" x 3' 8" (1.6m x 1.12m)

**Kitchen/breakfast room**

17' 2" x 9' 8" (5.23m x 2.95m)

**Garden room**

10' 5" x 9' 2" (3.18m x 2.79m)

**Dining room**

10' 5" x 9' 5" (3.18m x 2.87m)

**Living room**

20' 6" x 11' 3" (6.25m x 3.43m)

**First floor landing**

14' 9" x 6' 4" (4.5m x 1.93m)

**Bedroom one**

12' 2" x 9' 6" (3.71m x 2.9m)

**Ensuite**

9' 9" x 3' 9" (2.97m x 1.14m)

**Bedroom two**

11' 5" x 11' 4" (3.48m x 3.45m)

**Bedroom three**

11' 4" x 6' 9" (3.45m x 2.06m)

**Bedroom four**

9' 7" x 6' 7" (2.92m x 2.01m)

**Bathroom**

11' 3" x 8' 8" (3.43m x 2.64m)

**Garage**

18' x 9' 3" (5.49m x 2.82m)



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### The outside

The property is approached over an attractive paved drive providing off road parking and in turn leads to a single semi integral garage with pedestrian side gated access leading to the garden. The rear garden commences with a paved terrace with the garden stretching the width of the house. The garden is partly laid to lawn, interspersed with a selection of flowers and shrubs with a Summer House which is to remain.

### Where?

The property is located in Newlands Spring, a popular modern development to the north of Chelmsford city centre popular for families and those seeking straightforward access to the city centre. There is primary and secondary schooling available close by including the city's grammar schools. Chelmsford's city centre and railway station is around a mile and half away with the station having direct links to London Liverpool Street (Approximate journey times 35 minutes). The property is in the catchment area for Newlands Spring Primary School and Chelmer Valley High School.

### Important information

Council Tax Band - E

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Monitored alarm.

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

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## Directions

SatNav. CM1 4YG. For full directions, please contact a member of the sales team on 01245 292100.

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