

Armistice Avenue, Springfield, Chelmsford, Essex, CM1 6AR



Freehold  
Offers In Excess  
**£485,000**  
Subject to contract

**3/4** bedrooms  
**1** reception room  
**3** bathrooms



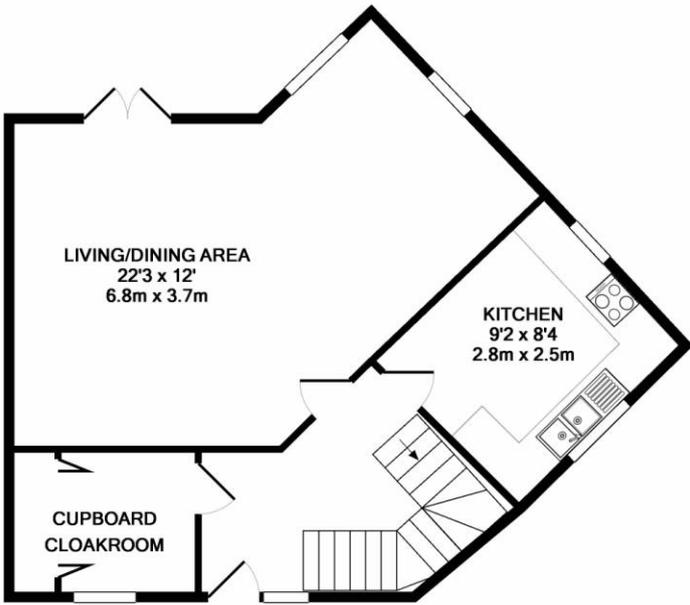
## Some details

An attractive three bedroom home across three floors featuring a stylish kitchen and an open plan living and dining area opening to a landscaped garden, situated in the popular development of Beaulieu Chase. The property was built in 2017 and enjoys a spacious master bedroom on the top floor with fitted wardrobe/dressing area, en suite and an enclosed roof terrace. There are two further bedrooms which occupy the first floor, both with an en suite facilities, along with a home office. There is a cloakroom and utility cupboard located on the ground floor. The property has been beautifully presented in neutral tones and is conveniently situated approximately 1.5 miles from Chelmsford city centre.

The property is entered from the front into a bright and spacious entrance hall with turning staircase rising to the first floor. The kitchen is located to the front of the house and includes a range of modern style units with Corian work surfaces and a range of integrated appliances. The living room and dining area are largely open plan providing an ideal area for entertaining and relaxing along with rear access opening to the landscaped garden. Concluding the ground floor accommodation is a spacious cloakroom with a modern two piece suite comprising WC and wash hand basin. To the side of the room is a useful utility cupboard providing recess for white goods. To the first floor there are two bedrooms, both providing en suite facilities along with a home office currently being utilised as a walk-in dressing room. To the top floor is the master bedroom suite comprising a dressing area and en suite shower room along with access to a wonderful terrace providing views over the surrounding development and beyond.



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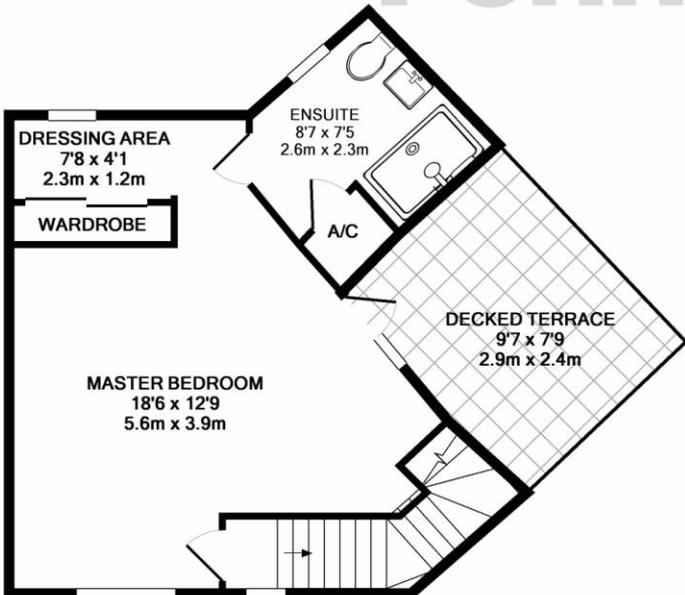
GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 600 SQ.FT.  
(55.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1668 SQ.FT. (154.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)



**Entrance hall**  
not measured

**Kitchen**

9' 2" x 8' 4" (2.79m x 2.54m)

**Living/dining area**

22' 3" x 12' (6.78m x 3.66m)

**Cloakroom**

5' 9" x 5' 2" (1.75m x 1.57m)

**First floor landing**

**Bedroom two**

13' 11" x 10' 2" (4.24m x 3.1m)

**Ensuite**

6' 9" x 5' 5" (2.06m x 1.65m)

**Nursery/dressing room**

7' 5" x 7' (2.26m x 2.13m)

**Bedroom three**

11' 2" x 8' 5" (3.4m x 2.57m)

**Ensuite**

7' 4" x 4' 9" (2.24m x 1.45m)

**Second floor landing**

**Master bedroom**

18' 6" x 12' 9" (5.64m x 3.89m)

**Dressing area**

not measured

**Ensuite**

8' 7" x 7' 5" (2.62m x 2.26m)

**Decked terrace**

9' 7" x 7' 9" (2.92m x 2.36m)





## The outside

To the side of the property is off-road parking for 2 vehicles and side gated access leads to the enclosed rear garden. The garden has been landscaped garden comprising a paved terrace seating area with the remainder laid with artificial lawn and planted with a collection of flowers and shrubs. To the upper level of the house is a further terrace with views over the development and beyond.

## Where?

The property is located in the modern and popular development of Beaulieu Chase. Beaulieu Chase offers a mixture of beautifully designed houses planned around a variety of shops and community facilities. The area is situated to the north east of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). The area is popular with families being located within close proximity to Springfield Primary and Boswells Secondary School and nearby the historic New Hall private school. The area provides straight-forward access to the A12 linking Ipswich and the coast to the north and London, M25 to the south. Chelmsford city centre provides a wide range of leisure and recreational facilities with a thriving High Street and a wealth of restaurants and bars. The city is very popular for the commuter with its mainline train station providing a frequent service to London Liverpool Street (approximate journey time 35 minutes). Commuting from Beaulieu could not be easier thanks to a brand new railway station planned for the development plus a new relief road which will connect residents to Junction 19 of the A12. A network of cycle ways run throughout Beaulieu and transport connections are further enhanced by a high quality bus service providing a convenient connection to Chelmsford city centre and beyond

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## 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 - B

## 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

To make an appointment to view this property please call us on 01245 292 100.



## Directions

SatNav. CM1 6AR. For full details, please contact a member of the sales team on telephone 01245 292100.

To find out more or book a viewing

# 01245 292 100

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