



Martingale Drive, Springfield, Chelmsford, Essex, CM1 6FN

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Guide Price £450,000 - £475,000 Freehold

Discover this immaculately presented link detached family home, boasting a wealth of improvements and meticulous maintenance by the current owner. Situated in a sought-after location, this property offers a perfect blend of comfort and style for modern family living. Upon entering, you are greeted by a welcoming entrance hall leading to a living room with feature bay window, dining room, and a modern conservatory, providing ample space for relaxation and entertainment. The well-equipped fitted kitchen is perfect for culinary enthusiasts, offering a practical and stylish cooking environment.

Ascending to the first floor, you will find a master bedroom complete with a fitted wardrobe, a second bedroom also featuring a fitted wardrobe, a cosy third bedroom, and a family bathroom fitted with a modern white suite, ideal for unwinding after a long day. Externally, the property boasts a block paved driveway at the front, providing convenient off-road parking, a garage for secure storage, and a covered passageway leading to the beautifully landscaped rear garden.

The garden features a large patio area, perfect for outdoor dining and entertaining, a raised lawn bordered by charming railway sleepers, and a shed at the rear for additional storage.

LOCATION

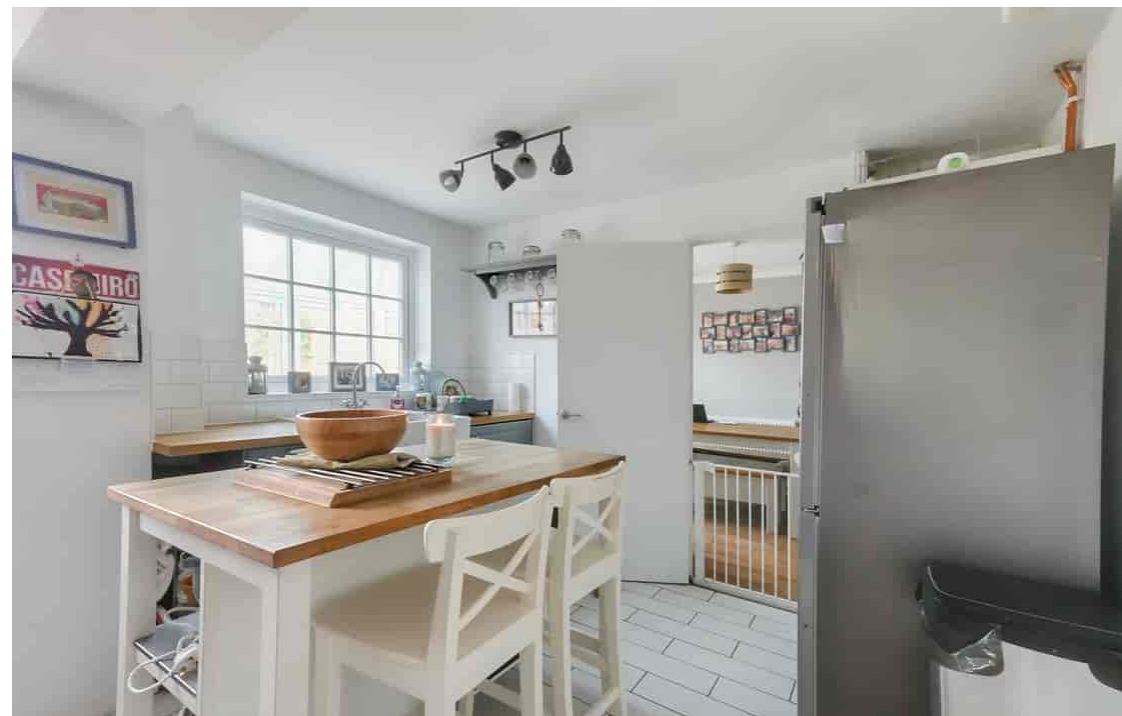
Martingale Drive is situated in the North Springfield area of Chelmsford which is located to the North east of the city centre. North Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links. North Springfield offers a selection of local primary schools, Boswells high school which is also a performing arts college, a range of local amenities including a selection a small shopping parades, to the northern edge of Springfield is the new Beaulieu development which offers a range of local shops and amenities. There is a regular bus service which runs through North Springfield and provides access to the City Centre.

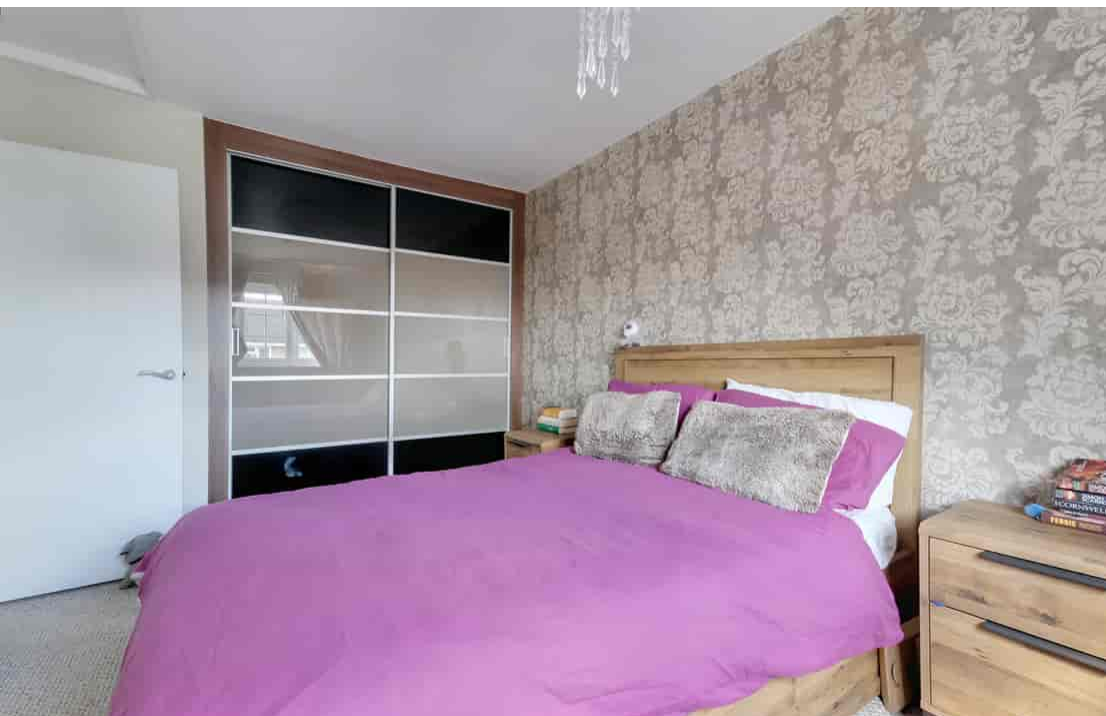
Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines from around the world, Chelmsford features a comprehensive range of shopping facilities with its pedestrianised High Street, two shopping precincts and hugely popular Bond Street with John Lewis store. Chelmsford is extremely popular with leisure enthusiasts with a selection of sports clubs and gyms including the newly refurbished Riverside Ice & Leisure, there are a selection of small parks and open areas spread throughout Springfield including Arun park which leads to the Bunny Walks which provides a pleasant riverside walk and cycle path into the city centre.

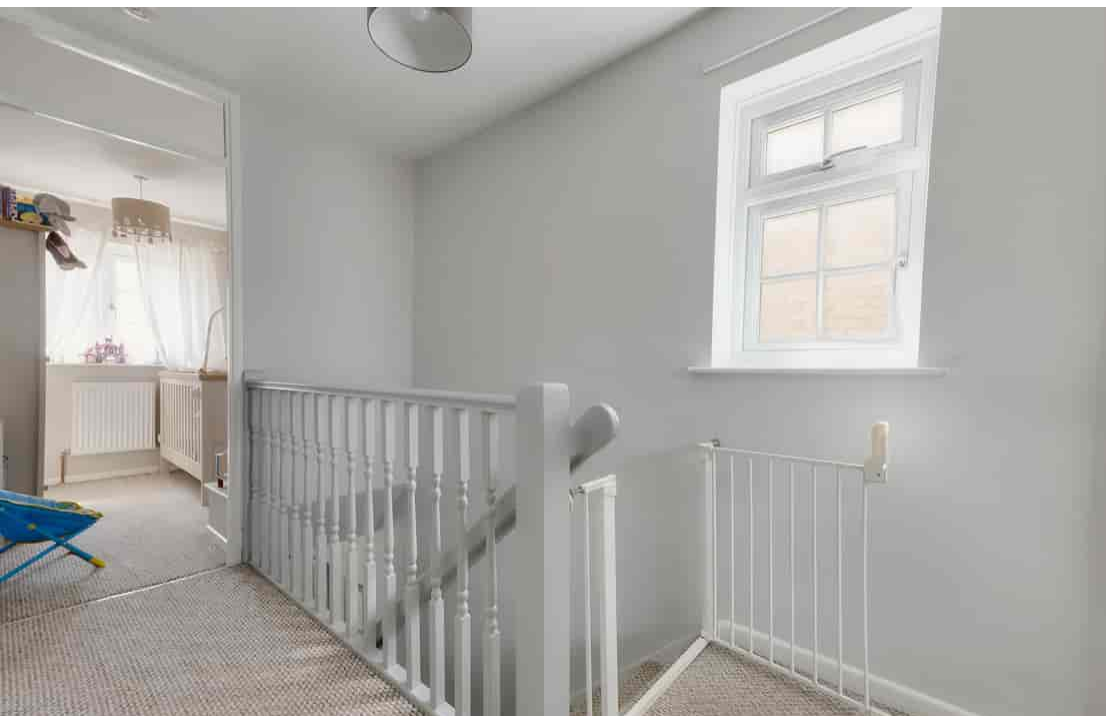
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the edge of Springfield.

Chelmsford's mainline station provides a direct service to London Liverpool St with a journey time as fast as 32 minutes, North Springfield is also conveniently located within a miles of the A12 which provide access to the M25 and M11.

- Link Detached Family Home
- Living Room & Separate Dining Room
- Three Bedrooms
- Garage & Block Paved Driveway
- Conservatory
- Fitted Kitchen
- Family Bathroom With Modern White Suite
- Landscaped Rear Garden With Large Patio

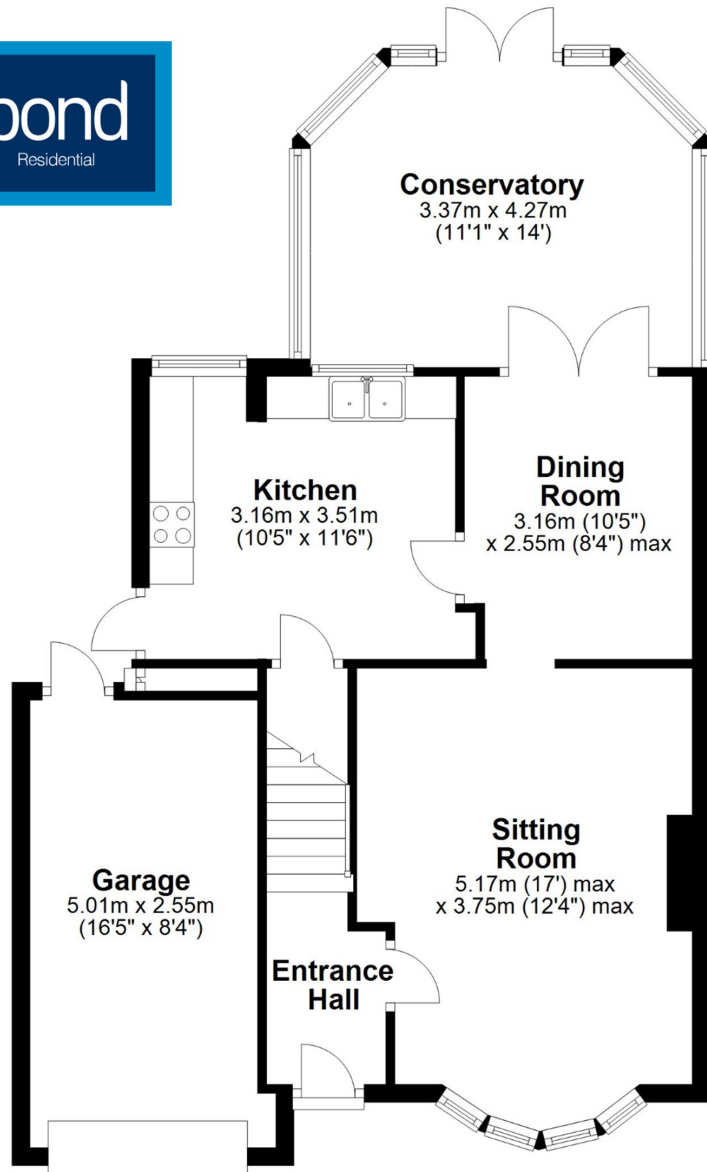
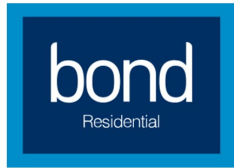








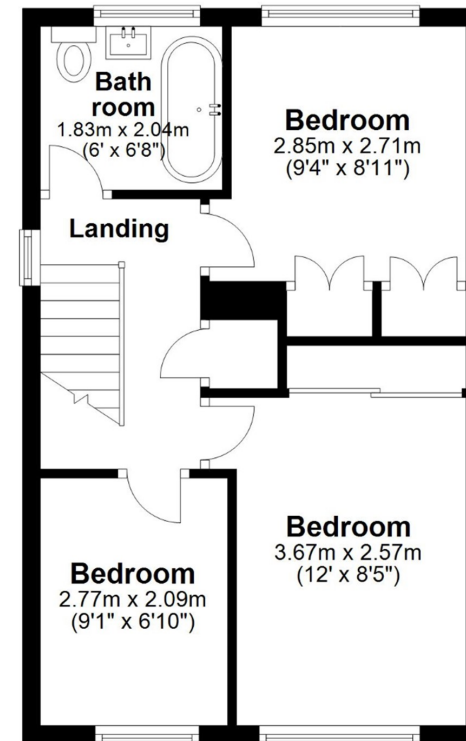
Ground Floor



APPROX INTERNAL FLOOR AREA
108 SQ M (1160 SQ FT) (Includes Garage)
This floorplan is for illustrative purposes only and is **NOT TO SCALE**
All measurements are approximate
NOT to be used for valuation purposes.
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First Floor



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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (80+) | A | | 85 |
| (61-79) | B | | |
| (43-60) | C | | |
| (25-42) | D | | |
| (10-24) | E | | |
| (1-9) | F | | |
| (0) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 70 | |
| England, Scotland & Wales | | | |

