



Paddock Drive, Springfield, Chelmsford, Essex, CM1 6SS

Council Tax Band D (Chelmsford City Council)



£425,000 Freehold

Situated in the highly desirable Springfield area of Chelmsford, this well-presented three-bedroom link-detached family home offers spacious, versatile living accommodation ideal for modern family life.

The property opens into a welcoming entrance hall leading through to a bright and generously sized lounge, perfect for both relaxing and entertaining. To the rear, a modern fitted kitchen provides ample storage and worktop space, flowing seamlessly into a separate dining room with direct access to the private rear garden—ideal for family meals and social occasions. Upstairs, the home offers three well-proportioned bedrooms, including a spacious principal bedroom, alongside a contemporary family bathroom finished to a high standard.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio area, perfect for outdoor entertaining. To the front, there is off-road parking and access to a garage, providing additional convenience and storage.

## Location

Paddock Drive is situated in the Springfield area of Chelmsford which is located to the North east of the city centre. Springfield is an extremely popular area for families due to its excellent schooling, local parks and road links.

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, open spaces and new railway station.

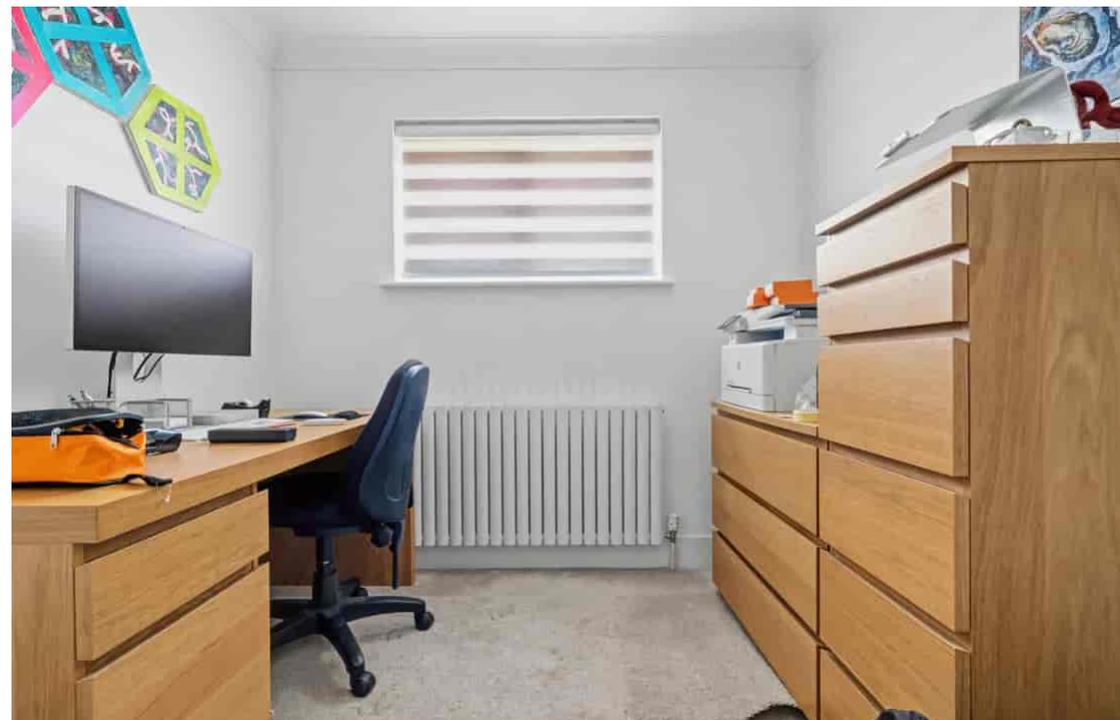
There is a regular bus service which runs through Springfield and provides access to the City Centre. Chelmsford city centre offers a thriving nightlife with a selection of bars and a wide selection of places to eat from independent family restaurants to well known chain restaurants serving cuisines 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 gyms including 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 the property also falls within catchment of several highly regarded schools, including Perryfields Infant & Junior Schools, Boswells School, and Springfield Primary School, making it an ideal purchase for families. 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.

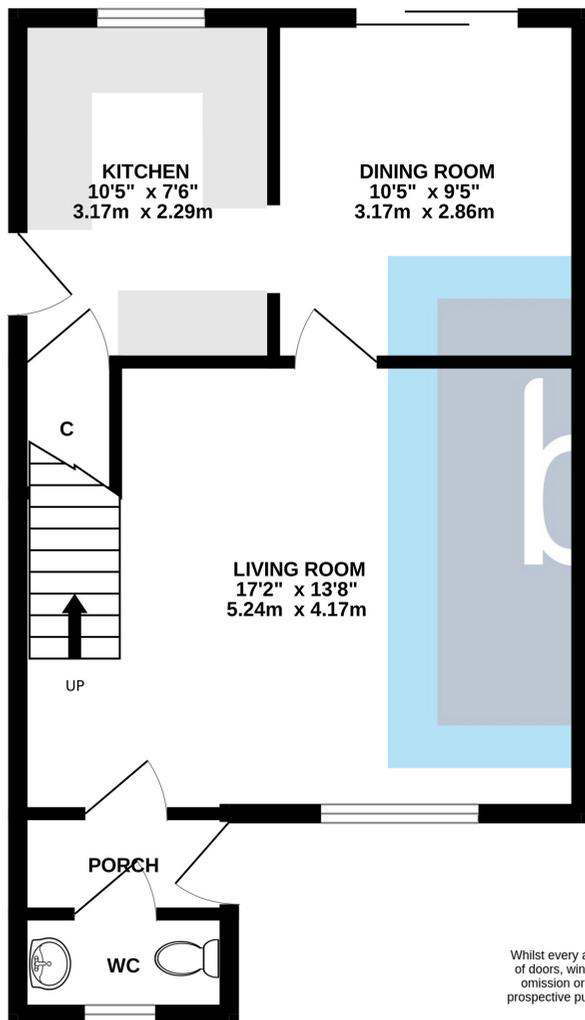
- Three-bedroom link-detached home
- Modern fitted kitchen
- Three well-proportioned bedrooms
- Private rear garden with patio area
- Quiet residential location in Springfield
- Spacious lounge ideal for entertaining
- Separate dining room with garden access
- Contemporary family bathroom
- Garage and off-road parking
- Close to schools, transport links and amenities



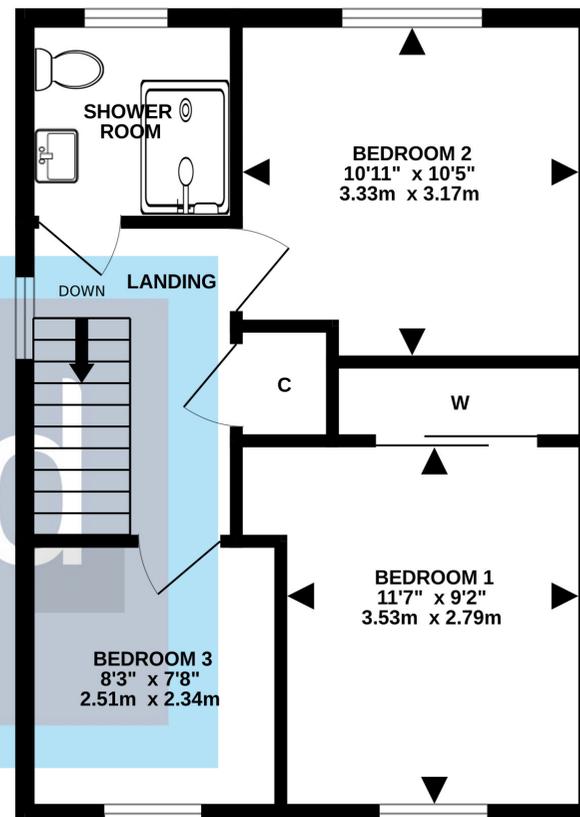




GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

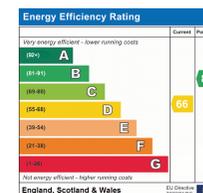


TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

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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