

FOR SALE

£525,000 Freehold



## 48 Mayne Crest, Chelmsford, Essex, CM1 6UB

- WELL PRESENTED FOUR BEDROOM SEMI DETACHED
- 23FT LOUNGE
- CLOAKROOM
- OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- EN-SUITE & DRESSING AREA TO THE PRINCIPAL BEDROOM
- FAMILY BATHROOM
- PLEASANT REAR GARDEN
- GARAGE
- POPULAR LOCATION - CLOSE TO SHOPS AND SCHOOLS
- SOUTH FACING GARDEN



## PROPERTY DESCRIPTION

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Situated in this pleasant and quiet cul-de-sac location and siding onto a green area is this well presented four bedroom semi-detached family home. Internally the property provides significant living accommodation with a 23ft lounge, an open plan kitchen/family/dining area and cloakroom to the ground floor. To the first floor the property has well-proportioned bedrooms with an en-suite and dressing area to the principal bedroom as well as a family bathroom. Externally the property benefits from an unoverlooked rear garden with a large decking area and a separate shaded seating area, with a driveway to the front and a detached garage.

Springfield offers excellent access to local schooling, shops and amenities, as well as providing bus and road links to Chelmsford City Centre and mainline railway station and easy access to the A12. (Council Tax Banding - D)



# ROOM DESCRIPTIONS

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## PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance porch

## ENTRANCE PORCH

Double glazed window to side, double glazed door leads into the entrance hall

## ENTRANCE HALL

Stairs rising to first floor, understairs storage cupboard, doors to cloakroom, lounge and the open plan kitchen/family/dining area.

## CLOAKROOM

Obscure double glazed window to front, vanity wash hand basin, low level wc.

## LOUNGE

23' 0" x 11' 9" max (7.01m x 3.58m)

Double glazed bay window to front, double glazed french doors leading to the rear garden, electric feature fireplace and surround.

## OPEN PLAN KITCHEN/FAMILY/DINING AREA

20' 3" x 10' 6" x 19' 4" x 8' 6" (6.17m x 5.89m)

Double glazed windows to rear and side, double glazed french doors leading to the rear garden, the Kitchen area comprises of a range of base and wall mounted storage cupboards with integrated dishwasher, integrated fridge, space for cooker with extractor over, space and plumbing for washing machine, space for fridge/freezer, sink unit.

## FIRST FLOOR LANDING

Airing cupboard, loft access which has been insulated and boarded (the gas boiler is also located here) doors to:

## BEDROOM ONE

11' 11" x 10' 6" (3.63m x 3.20m)

Double glazed window to front, access to the dressing area and en-suite shower room.

## DRESSING AREA

4' 10" x 4' 6" (1.47m x 1.37m)

Double glazed window to rear.

## EN-SUITE SHOWER ROOM

Independent shower cubicle, obscure double glazed window to rear, low level wc, wash hand basin.

## FAMILY BATHROOM

Two obscure double glazed windows to rear, low level wc, wash hand basin, heated towel rail, panelled bath with shower over.

## BEDROOM TWO

11' 6" x 9' 6" (3.51m x 2.90m) PLUS DOOR RECESS

Double glazed window to front, double fitted wardrobe.

## BEDROOM THREE

9' 11" x 9' 6" (3.02m x 2.90m) PLUS DOOR RECESS

Double glazed window to rear, double fitted wardrobe.

## BEDROOM FOUR

8' 0" x 7' 11" (2.44m x 2.41m)

Double glazed window to front.

## EXTERIOR

To the front of the property there is a driveway providing off road parking and a single garage with electric roller shutter door. The unoverlooked rear garden has a large decking area and a separate shaded seating area, personal door to garage, outside tap.

## SERVICES

ALL MAIN SERVICES ARE CONNECTED.

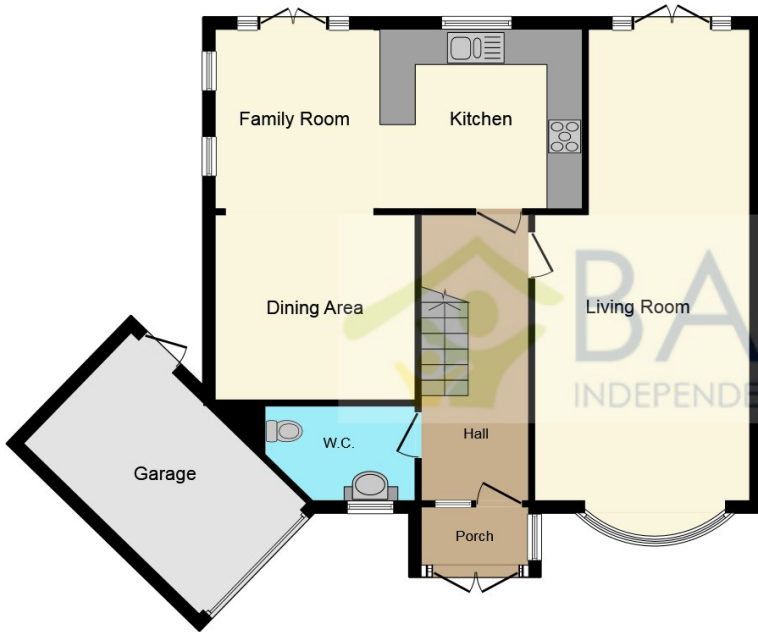
## VIEWINGS

BY PRIOR APPOINTMENT WITH BALCH ESTATE AGENTS

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



# FLOORPLAN & EPC



**Ground Floor**



**First Floor**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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