



# 33 Wharton Drive, Springfield, Chelmsford, Essex, CM1 6BF

- THREE BEDROOM FAMILY HOME
- ACCOMMODATION OVER THREE FLOORS
- LAVISHLY FITTED OPEN PLAN KITCHEN/DINER
- FIRST FLOOR LOUNGE WITH JULIET BALCONY
- EN-SUITE BATHROOM TO PRINCIPAL BEDROOM
- FIRST FLOOR FAMILY SHOWER ROOM
- CAR PORT AND SINGLE GARAGE
- DETACHED HOME OFFICE/HOBBIES ROOM
- PLEASANT REAR GARDEN
- POPULAR LOCATION





## PROPERTY DESCRIPTION

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An extremely well presented Three bedroom family home located on the ever popular Beaulieu Park. The accommodation which is spread over three floors comprises of an entrance hall, cloakroom and open plan kitchen/diner with many integrated appliances to the ground floor. The first floor comprises of a lounge with Juliet balcony to the rear, family shower room and access to the second bedroom. The second floor landing gives access to bedroom three and also the principal bedroom with a en-suite bathroom. The property further benefits from gas central heating, double glazing, driveway providing off road parking for two vehicles, single garage, pleasant rear garden with a detached home office/hobbies room. (Council Tax Band - E)

The property is located within the ever popular Beaulieu Park residential area, being accessible to a variety of those excellent every day shopping facilities to be found at Sainsbury's in Springfield and Asda in Chelmer Village with its accompanying everyday shops. Regular bus services are close at hand serving Chelmsford city centre for more amenities and of course mainline rail station. The A12 and the new under construction train station which is due for 2025 is also within easy striking distance.





## ROOM DESCRIPTIONS

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### PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Entrance door leads into the entrance hall.

### ENTRANCE HALL

Stairs rising to first floor, under stairs storage cupboard, doors to:

### CLOAKROOM

Obscure double glazed window to side, low level wc, vanity wash hand basin, heated towel rail.

### OPEN PLAN KITCHEN/DINING ROOM

15' 11" x 14' 0" > 11' 8" (4.85m x 4.27m)

Refitted by Regal Kitchens with various integrated appliances to include dishwasher, washing machine, double oven, induction hob with extractor over, space for fridge/freezer, Quooker tap that supplies hot and filtered water, spotlights, double glazed windows to side and rear, french doors to the rear garden.

### FIRST FLOOR LANDING

Stairs rising to second floor, doors to:

### LOUNGE

15' 11" x 11' 9" (4.85m x 3.58m)

Double glazed window and Juliet balcony to rear.

### FAMILY SHOWER ROOM

Obscure double glazed window to front, low level wc, vanity wash hand basin, spotlights, heated towel rail, shaver point, shower unit.

### BEDROOM TWO

10' 7" x 9' 7" (3.23m x 2.92m) plus door recess

Double glazed window to front and rear, storage cupboard, loft access with a pull down ladder and has been boarded with light connected.

### SECOND FLOOR LANDING

Loft access which has a pull down ladder with light connected, airing cupboard, doors to:

### BEDROOM THREE

6' 10" x 6' 8" (2.08m x 2.03m)

Double glazed window to rear, storage cupboard.

### PRINCIPAL BEDROOM

12' 4" x 8' 11" (3.76m x 2.72m)

Double glazed window to rear, double fitted wardrobe, door to en-suite bathroom.

### EN-SUITE BATHROOM

9' 1" x 6' 2" (2.77m x 1.88m) plus door recess

Obscure double glazed window to front, freestanding bath with shower over, low level wc, spotlights, vanity wash hand basin, heated towel rail.

### EXTERIOR

To the front of the property there is a driveway that provides off road parking for two vehicles and leads to the single garage and a side gate that leads to the rear garden. The rear garden has a patio area with the remainder being laid to lawn, outside tap, two external power points, personal door to garage and access to the detached home office/hobbies room.

### GARAGE

18' 8" x 9' 0" (5.69m x 2.74m)

The garage has an electric (crocodile) roller shutter door with alarm, spotlights, electric wall mounted heater, loft access with light connected.

### DETACHED HOME OFFICE/HOBBIES ROOM

9' 1" x 7' 4" (2.77m x 2.24m)

Power and light connected.

### 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.



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