



bond

Weller Grove, Newlands Spring, Chelmsford, Essex, CM1 4YJ

Council Tax Band F (Chelmsford City Council)



£650,000 Freehold

A Spacious Four-Bedroom Detached Home with South-Facing Garden & Double Garage

Nestled in a desirable residential cul de sac and siding onto an open greensward, this beautifully presented four-bedroom detached home offers a perfect blend of comfort, functionality, and space. With an approximate internal floor area of 1400 sq ft (130 sq m), this property is ideal for growing families or those seeking flexible living arrangements. The ground floor welcomes you with a spacious entrance hall leading to three generous reception areas: a bright and airy sitting room, a formal dining room, and a well-appointed kitchen/breakfast room with direct access to the rear garden. A study provides a quiet space for home working or reading, while a convenient WC completes the downstairs accommodation.

Upstairs, four well-proportioned bedrooms are arranged around a central landing. The principal bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Externally, the property boasts a double garage, providing ample storage or workshop space. The south-facing rear garden is perfect for outdoor entertaining and enjoying the sunshine, while the open greensward to the side adds a lovely sense of space and greenery. This home is an excellent opportunity for buyers seeking a well-located and versatile property in a peaceful, family-friendly area.

Location

Welcome to Newlands Spring, a vibrant and family-friendly neighbourhood in the heart of Chelmsford. Known for its welcoming community, excellent amenities, and beautiful green spaces, Newlands Spring is the perfect place to call home. Newlands Spring boasts a strong sense of community, making it an ideal location for families, professionals, and retirees alike. From community events to local clubs, you'll quickly feel at home in this close-knit neighbourhood.

Families with children will appreciate the excellent educational facilities in Newlands Spring. The area is home to a popular pre-school as well as Newlands Spring primary school and is within easy access to two local high schools, St John Payne Catholic School and Chelmer Valley High School. Both of Chelmsford's highly sought after grammar schools, King Edward VI grammar school and The County High School for girls are within 1.5 miles of Newlands Spring. Newlands Spring offers a range of amenities to cater to your everyday needs. The local shopping facilities provides a variety of shops, including a supermarket, pharmacy, and several convenience stores. For a more extensive shopping experience, Chelmsford city centre is just a short drive away, offering a wide array of high street shops, boutiques, and dining options.

Nature lovers will be delighted by the abundance of green spaces in and around Newlands Spring. The area is home to several parks and recreational areas, including an open greensward just across the road which is perfect for outdoor activities and a family picnic. Chelmsford offers a selection of larger local parks including Admirals Park, Central Park and Hylands Park which are all popular spots for leisurely walks, and sports, providing a peaceful escape from the hustle and bustle of city life.

Newlands Spring is well-connected, making it easy to commute to Chelmsford and beyond. The area benefits from excellent public transport links, including regular bus services and Chelmsford railway station, which offers direct trains to London Liverpool Street as fast as 32 minutes. The bus service offers direct services to Chelmsford station and Broomfield Hospital, both of which are within 1.5 miles of the property. For those who prefer to drive, the A12 and A414 are easily accessible, providing convenient routes to nearby towns and cities.

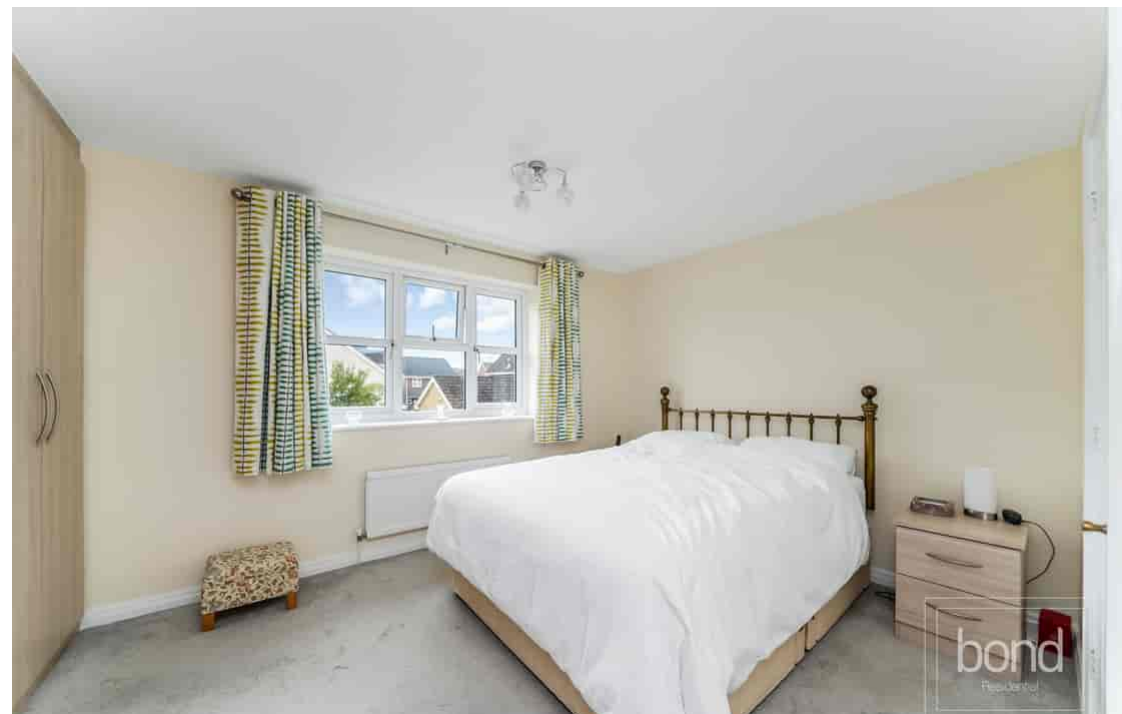
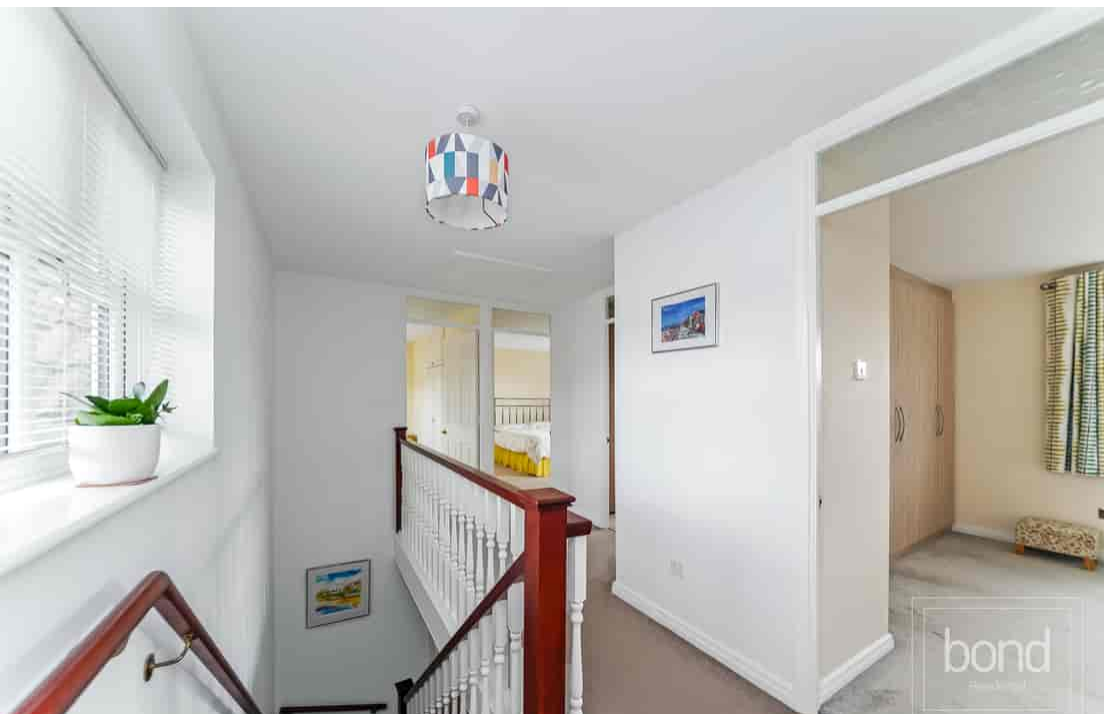
Agents Note

We are advised by the sellers that following the hot dry Summer of 2003 they noticed some cracks developing at the rear of the house on the side next to the field and bushes. On investigation, this was found to have been caused by clay shrinkage subsidence following moisture extraction by nearby vegetation on the Council's land. The cracks to the Rear and Side elevation and garage were monitored and when they had reduced and stabilised, repair work was undertaken in Spring 2005. This consisted of repairing cracks by resin bonding, plaster reinforcement and decoration, installation of Heli bars to garage and Side & Rear Elevations. Our Insurers were fully compensated by Chelmsford Borough Council for the damage. The sellers advise there have been no problems since the removal of the vegetation.

- Detached Family Home
- Fitted Kitchen/Breakfast Room
- Four Bedrooms
- Double Garage & Driveway
- Siding Onto Greensward

- Three Reception Rooms
- Cloakroom
- Master Bedroom With En Suite
- South Facing Landscaped Rear Garden
- See Agents Note Regarding Historical Structural Issue

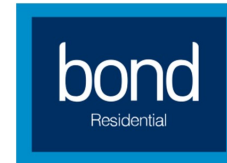
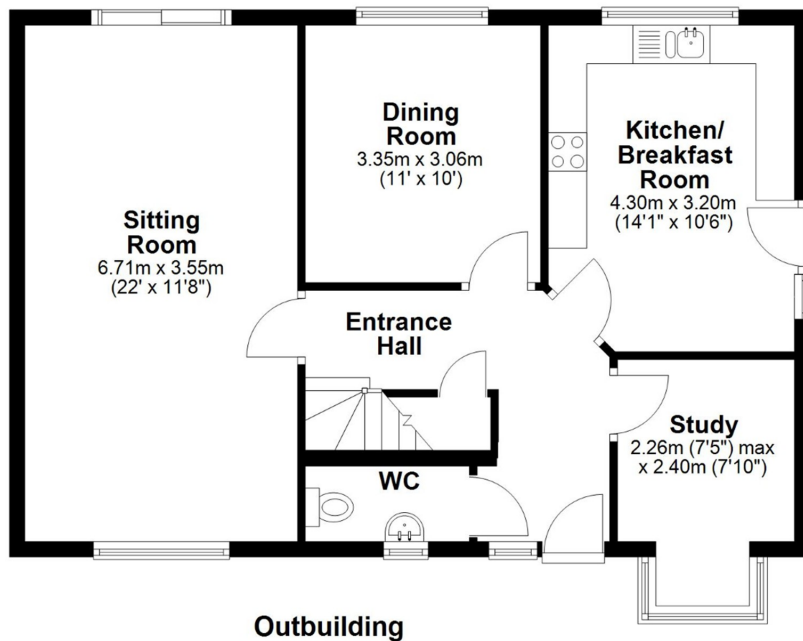




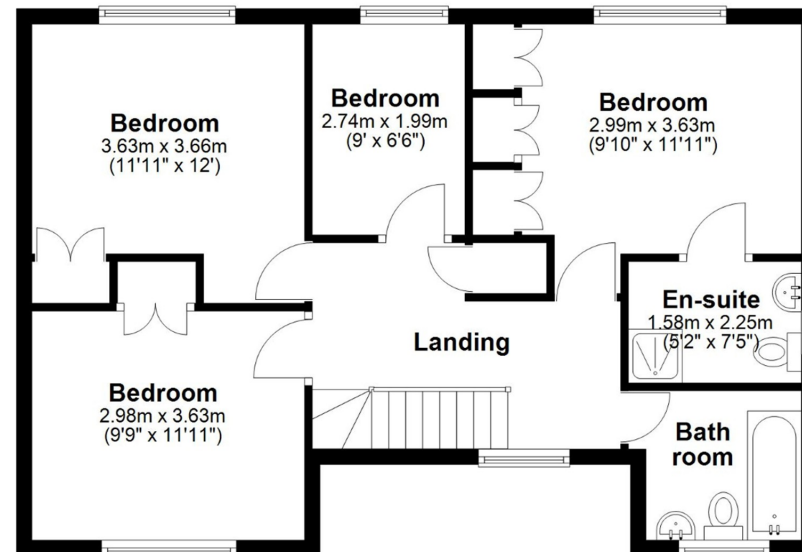




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 130 SQ M (1400 SQ FT)

OUTBUILDING 29 SQ M (310 SQ FT)

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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Garage
5.18m x 5.57m
(17' x 18'3")

78, New London Road,
Chelmsford, Essex, CM2 0PD
Telephone: 01245 500599
Website: www.bondresidential.co.uk

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