



Rushleydale, Springfield, Chelmsford, Essex, CM1 6JX

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Guide Price £475,000 Freehold

Discover the epitome of modern living with this stunning brand new home, designed to offer both style and functionality. Nestled in the desirable Springfield area of Chelmsford, this property is perfect for those seeking a fresh start in a home that combines contemporary design with practical features.

Step inside to an inviting entrance hall, where feature built-in storage cupboards line one wall, providing ample space for all your essentials. The open-plan living accommodation is a true highlight, seamlessly blending the living, dining, and kitchen areas. The fitted kitchen is a chef's delight, boasting built-in appliances that make meal preparation a breeze. Bi-fold doors flood the space with natural light and open onto the landscaped rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or simply enjoying a quiet moment.

The master bedroom is a sanctuary of comfort, featuring built-in double wardrobes and a luxurious en suite shower room. Two additional well-proportioned bedrooms provide versatility for family, guests, or a home office. The fully tiled family bathroom is a masterpiece of modern design, complete with a sleek white four-piece suite and chic matt black furnishings.

Outside, the landscaped rear garden is a private oasis, featuring a paved patio that extends to the side, an artificial lawn for low-maintenance living. Side access and a driveway provide off-road parking for several vehicles, ensuring convenience for you and your guests. This brand new home comes with a 10-year NHBC warranty, offering peace of mind and the ease of moving straight in. With its stylish design and thoughtful features, this property is more than just a house; it's the perfect place to call home.

Location

Rushleydale 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. 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 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.

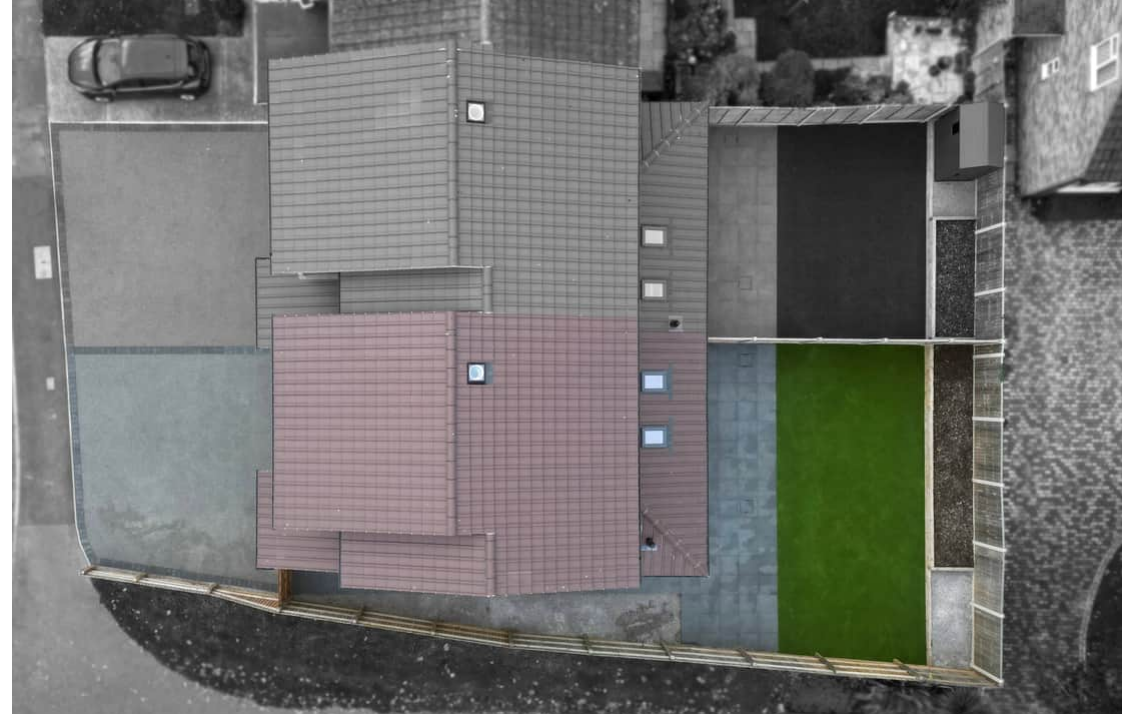
Chelmsford is renowned for its educational excellence and alongside the local schools situated within close proximity, it offers two of the country's top performing grammar schools, Writtle agricultural college and Anglian Ruskin University, as well as New Hall private school which is situated on the 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 mile of the A12 which provides access to the M25 and M11.

- **Brand New Family Home**
- **Fitted Kitchen With Built In Appliances**
- **Three Bedrooms**
- **Family Bathroom With Contemporary Four Piece White Suite**
- **Driveway Parking For Several Vehicles**
- **Open Plan Living Accommodation**
- **Cloakroom**
- **Master Bedroom With Built In Wardrobes And En Suite**
- **Landscaped rear garden**
- **10 Year NHBC Warranty**

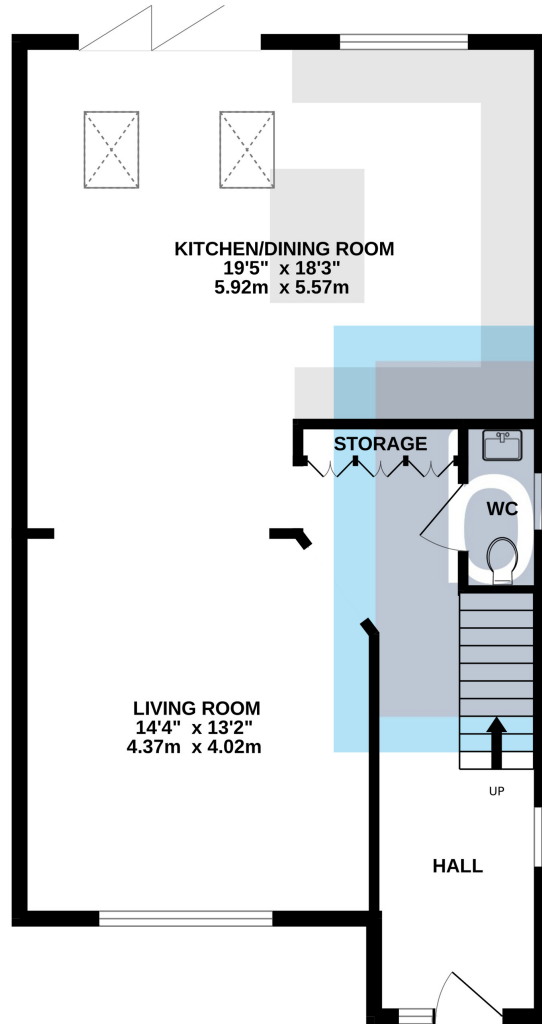




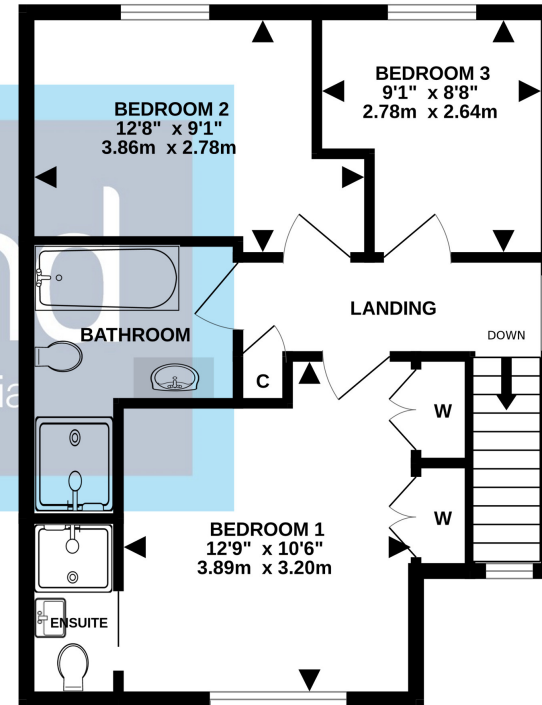




GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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