

FOR SALE

£650,000 Freehold



# 41 Spenlow Drive, CHELMSFORD, Essex, CM1 4UQ

- FOUR BED DETACHED HOUSE
- KITCHEN BREAKFAST ROOM
- EN SUITE SHOWER ROOM TO BED ONE
- DOUBLE GARAGE
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION





## PROPERTY DESCRIPTION

\*\*\* OPEN EVEN THIS SATURDAY THE 27TH BETWEEN 11AM TILL 12PM PLEASE CALL NOW TO BOOK YOUR TIME SLOT \*\*\*

Balch are incredible pleased to bring to the market this Spacious Four-Bedroom Detached Home with Scenic Views over fields behind.

Set on a generous corner plot at the edge of Newland Spring, this beautifully extended four-bedroom detached residence offers uninterrupted views across open fields towards Chignal St James—best enjoyed from the elevated patio or first-floor windows.

The property comprises or a welcoming entrance hall, large family lounge with conservatory overlooking the garden, A large family kitchen breakfast room, with utility and cloakroom, a large dining room to the ground floor.

To the first floor are four bedrooms, the main bedroom benefits from an En-Suite shower room, there is also a family bathroom.

The house has a large double garage, off road parking for two cars, a lovely rear garden with views to the open fields and a patio area.

The property is marketed for sale with No onward chain.





## ROOM DESCRIPTIONS

---

### Pillared Canopy Entrance Porch:

With entrance door to:

### Entrance Hall

Stairs rising to the first floor

### Lounge

12' 08" x 21' 07" (3.86m x 6.58m) Double glazed bay window to front, stone fireplace with open fire, twin opening sealed unit doors to Conservatory, radiator.

### Conseratory

10' 0" x 11' 08" (3.05m x 3.56m) Two brick faced walls, glazed vaulted roofline, and double glazed windows to rear with brick plinth and double glazed door to garden.

### Dining Room

10' 08" x 14' 10" (3.25m x 4.52m) Extended with double glazed window to rear, radiator..

### Kitchen / Breakfast Room

Double glazed windows to two aspects and part glazed sealed unit door to garden. Kitchen units are fitted with a range of light wood solid wood frontages to base and wall-mounted cabinets, roll-top work surfaces and part tiled walls, integrated dishwasher, 1.5 bowl stainless steel sink and drainer with mixer tap, space for range style oven with tiled splashback and overhead extractor, coving to ceiling with spotlight track, space for fridge/freezer. Open to breakfast area, understairs storage cupboard, radiator, door to Utility Room.

### Utility Room

5' 02" x 11' 03" (1.57m x 3.43m) Comprising single drainer stainless steel sink unit with drawers and cupboards beneath, base and wall mounted cabinets with tiled splashback, space and plumbing for washing machine and space for tumble dryer, feature vertical radiator, door to garden, fire door to Garage and door to:

### Cloakroom

White suite comprising pedestal wash hand basin with tiled splashback, low flush w.c., radiator, ceramic tiled floor and double glazed window to front.

### 1st Floor Landing

Access to part boarded loft space via ladder, built-in airing cupboard.

### Bedroom One

9' 00" x 11' 10" (2.74m x 3.61m) Double glazed window to the rear, built in storage radiator, door to:

### En-Suite Shower Room

White suite comprising fully tiled recessed shower cubicle with overhead shower, low flush w.c., one piece wash hand basin with monoblock tap and vanity light wood cupboards beneath, overhead mirror with further vanity cupboard and pelmet with lighting, tiled flooring, radiator, ceramic tiled walls, extractor fan, Obscure double glazed window to the rear.

### Bedroom Two

8' 9" x 12' 2" (2.67m x 3.71m) Double glazed window to the rear, radiator.

### Bedroom Three

9' 6" x 9' 9" (2.90m x 2.97m) Double glazed window to the front, radiator.

### Bedroom Four

8' 11" x 9' 11" (2.72m x 3.02m) Double glazed window to front, radiator, built in wardrobe.

### Family Bathroom

White suite comprising limed oak panelled bath with shower screen and overhead shower, fully tiled to bath area - the remainder being part tiled with low flush w.c., pedestal wash hand basin, radiator, extractor fan, double glazed window to front, ceramic tiled flooring.

### Double Garage

Attached double garage with electric up-and-over door, power and light connected, window to rear, wall-mounted gas fired central heating boiler also supplying domestic hot water, courtesy door to side access leading to rear garden.

### Rear Garden

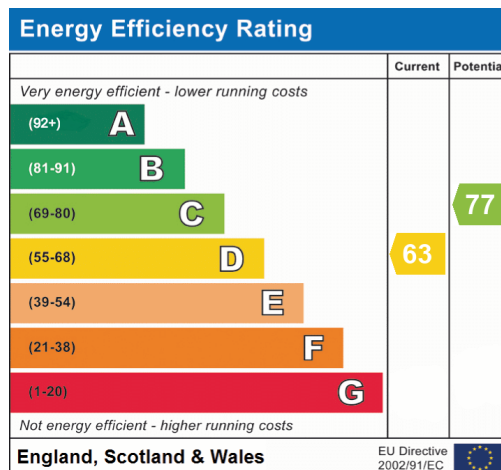
The rear garden is tiered with patio areas at different levels and steps and large lawned area to rear bounded by established flower and shrub borders with rockery, fencing to left hand flank and excellent views over Chignal Smealey and Chignal St James from the patio areas. Outside tap.



# FLOORPLAN & EPC



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Chelmsford  
Hospital Approach, Chelmsford, CM1 7FA  
01245 258866  
[selling@balchagents.com](mailto:selling@balchagents.com)