



31 Carriage Drive, Chelmsford, Essex, CM1 6UY

- No Onward Chain
- Three Bedrooms
- Popular Location
- Part Converted Garage
- Kitchen / Breakfast Room
- Lounge / Diner
- Family Bathroom
- Ground Floor Shower Room



PROPERTY DESCRIPTION

Being offered to the market with no onward chain and being situated in the popular location of North Springfield is this three bedroom link detached home. Accommodation is bright and airy throughout, well presented and set over two floors. To the ground floor an entrance hall provides access to a lounge / diner which leads through to a kitchen / breakfast room. The ground floor accommodation is completed by a part converted garage with a shower room. To the first floor are three bedrooms served by a shower room. Externally the property benefits from block paved, off road parking for multiple vehicles and access to the partially converted garage with electric roller door. To the rear is a westerly facing, fully enclosed rear garden which is paved for easy maintenance.

The property is located in the popular area of North Springfield which offers an array of local shops, schools and parks. Springfield offers a selection of well-regarded local primary schools and Boswells secondary school. Chelmsford also offers two of the country's top performing grammar schools, private schools including New Hall, Writtle Agricultural college and Anglian Ruskin University. To the northern edge of Springfield is the new Beaulieu development which offers a further range of local shops and amenities and due to be completed by the end of 2025 is the Beaulieu Park train station which will be conveniently situated approximately 2 miles from the property.

Chelmsford city centre is located in less than three miles which offers a further array of facilities including two shopping precincts and the popular Bond Street with John Lewis store, leisure facilities including Riverside ice rink and leisure centre and there is a large selection of restaurants and bars.

There is a regular bus service providing access from Springfield to the City Centre. Chelmsford's mainline train station provides a direct service to London Liverpool St with a journey time of approximately 35 minutes. The A12 and A14 are within close proximity and provide access to the M25 and M11. Broomfield hospital is situated approximately 2.5 miles walking distance from the property and Springfield hospital approximately 0.7 miles.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Stairs rising to first floor, access to lounge / diner.

Lounge / Diner

7.89m x 3.77m (25' 11" x 12' 4")

Bay window to front aspect, feature fireplace, french doors to rear aspect.

Kitchen / Breakfast Room

4.62m x 3.78m (15' 2" x 12' 5")

Windows and door to rear aspect, range of matching wall and base units with work surfaces over, inset sink and drainer, integrated slimline dishwasher, gas hob, gas oven, fridge/freezer and washing machine. Door leading through to;

Inner Hallway

Door leading through to shower room and garage /storage area.

Shower Room

1.56m x 1.22m (5' 1" x 4' 0")

Suite comprising low level WC, wash hand basin, shower cubicle.

Garage / Storage Area

3.32m x 2.53m (10' 11" x 8' 4")

Electric roller door to front aspect, wall mounted Ideal combi boiler.

First Floor Landing

Window to side aspect, access to bedrooms, shower room and airing cupboard.

Bedroom One

3.83m x 2.68m (12' 7" x 8' 10")

Window to front aspect, fitted wardrobes.

Bedroom Two

2.83m x 2.68m (9' 3" x 8' 10")

Window to rear aspect, fitted wardrobes.

Bedroom Three

2.88m x 2.09m (9' 5" x 6' 10")

Window to front aspect.

Shower Room

1.99m x 1.88m (6' 6" x 6' 2")

Window to rear aspect, low level WC, wash hand basin, shower.

Exterior

To the front of the property a block paved driveway provides off-road parking for multiple vehicles and access to the partially converted garage. To the rear is a fully enclosed, westerly facing rear garden which is paved throughout, providing easy maintenance, to the rear is gated rear access.

Agents Note

The property benefits from double glazing throughout and gas central heating.

Broadband - BT Fibre and Sky available.

Council Tax Band - D

EPC - TBC

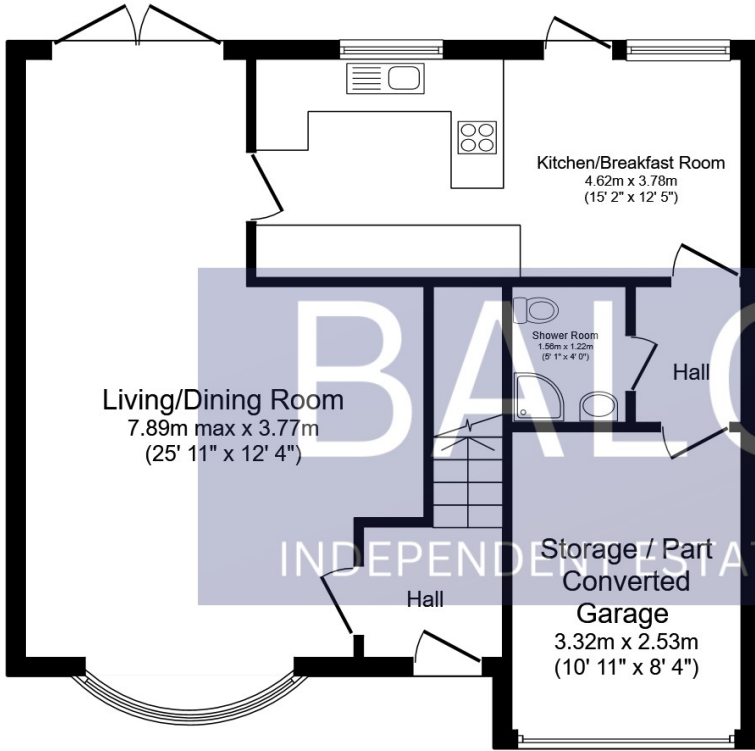
Viewings

By prior appointment with Balch Estate Agents.

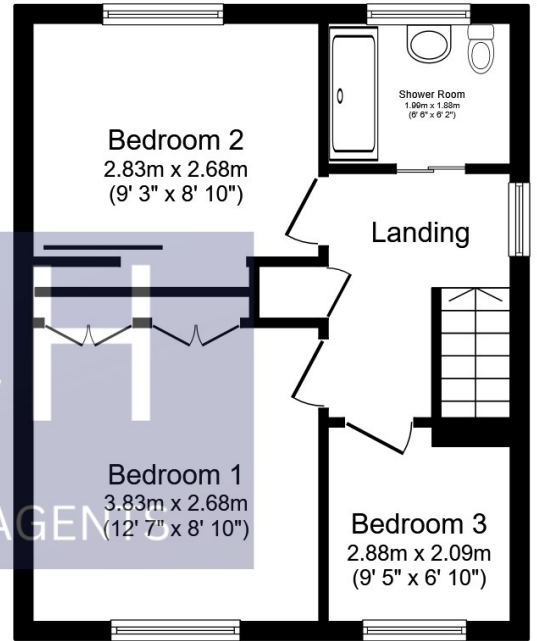
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



FLOORPLAN & EPC




Ground Floor



First Floor

This floor plan is for 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Chelmsford
Hospital Approach, Chelmsford, CM1 7FA
01245 258866
selling@balchagents.com