



Blackwater Close, Springfield, Chelmsford, Essex, CM1 7QJ

Council Tax Band D (Chelmsford City Council)



£500,000 Freehold

Bond Residential is thrilled to present this extended semi-detached family home, perfectly nestled in the sought-after Springfield area. This property offers a unique blend of spacious family living with the added benefit of a self-contained annex, making it ideal for multi-generational living.

As you step into the home, you're greeted by a generous entrance hall that sets the tone for the rest of the property. The living room is a welcoming space, perfect for relaxing with family or entertaining guests. Adjacent to this, the dining area which enjoys views & access to the rear garden. The fitted kitchen has a range of modern units creating a harmonious space for family meals and gatherings. The extension of the property introduces a versatile space that includes a utility room, a convenient shower room, and two additional bedrooms. This area can function as a self-contained annex, offering privacy and independence for family members or guests. Upstairs, the first floor comprises three well-proportioned bedrooms, each offering ample space and natural light. The family bathroom features a modern white suite, providing a touch of contemporary elegance.

Externally, the property is positioned on a walkway, with a charming front garden and a pathway leading to the front door. The rear garden is predominantly laid to lawn, offering a safe and spacious area for children to play. A paved patio area is perfect for al fresco dining, while the hardstanding at the far end of the garden provides additional space. This property not only offers a comfortable family home but also presents a fantastic opportunity for those looking to maximise their living space with the addition of a self-contained annex. Don't miss the chance to make this versatile property your new family haven

LOCATION

Blackwater Close 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 of 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 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, the new Beaulieu station is anticipated to open in October 2025 and is as easily accessible. North Springfield is also conveniently located within a mile of the A12 which provides access to the M25 and M11

- Versatile Family Home with Annex Potential
- Fitted kitchen and utility room create a harmonious blend of practicality and style
- Three First Floor Bedrooms + Family Bathroom
- Rear Garden
- Inviting Living Room and Dining Area
- Two Ground Floor Bedrooms + Shower Room
- Walkway Position



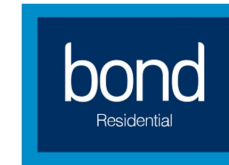
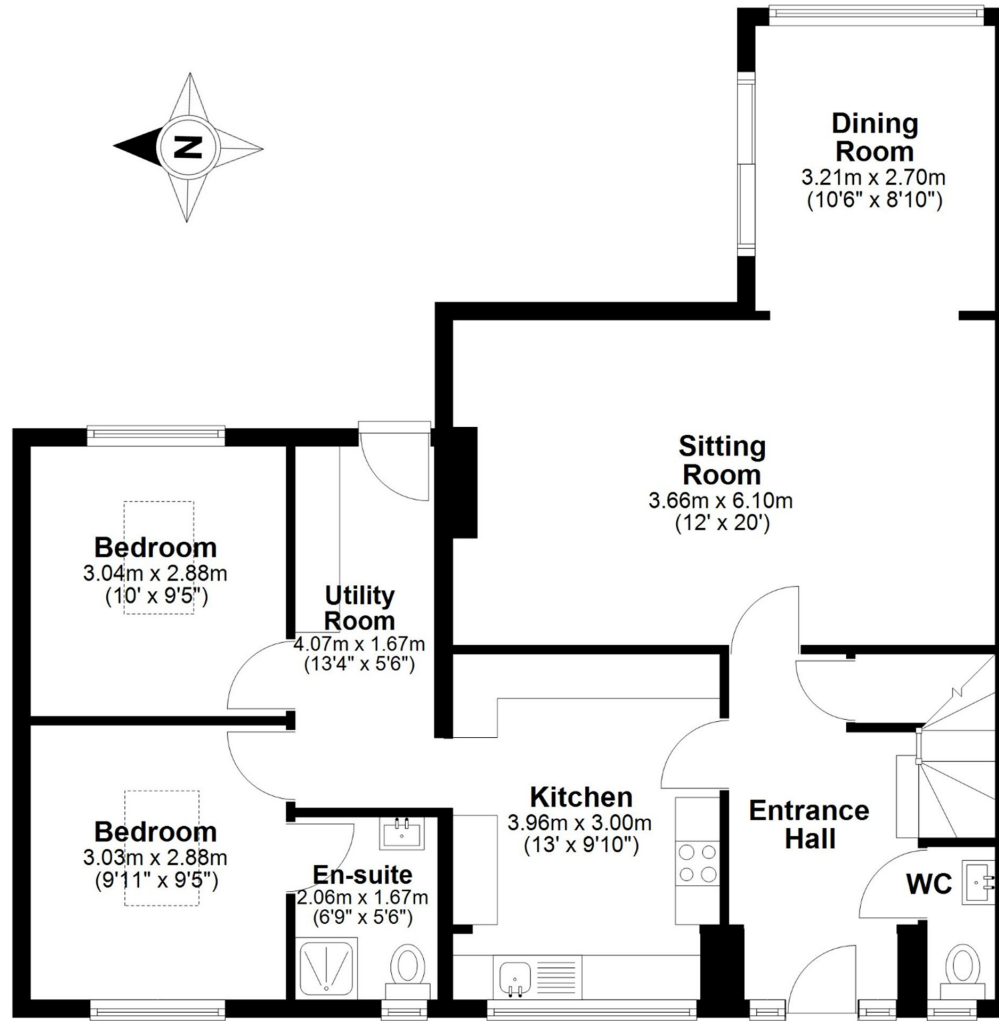




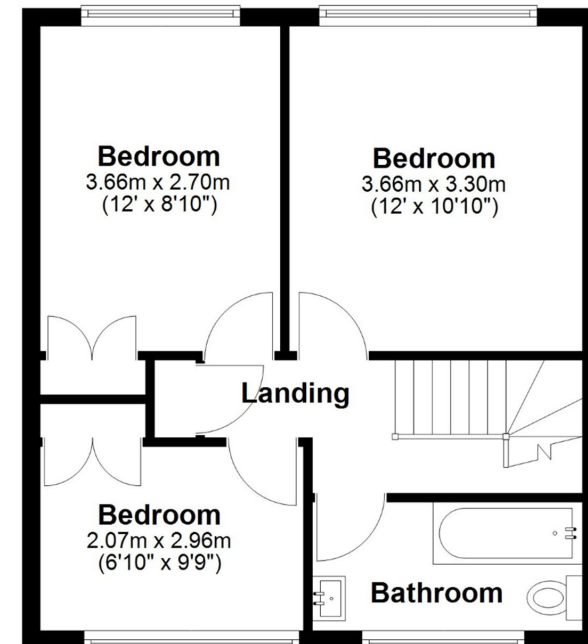




Ground Floor



First Floor



APPROX INTERNAL FLOOR AREA 127 SQ M (1360 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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