



28 Braganza Way, Springfield, Chelmsford, Essex, CM1 6AP

- FOUR BEDROOM END TERRACE
- IMMACULATE THROUGHOUT
- INTEGRAL GARAGE
- OPEN PLAN GROUND FLOOR
- CLOAKROOM & UTILITY ROOM
- TWO EN-SUITE SHOWER ROOMS
- FAMILY BATHROOM
- 20' PRINCIPAL BEDROOM
- SECLUDED REAR GARDEN
- VIEWS TO THE FRONT OVER GREENSWARD



PROPERTY DESCRIPTION

A WELL PRESENTED FOUR BEDROOM END OF TERRACE FAMILY HOME LOCATED ON THE POPULAR BEAULIEU PARK DEVELOPMENT. THE ACCOMMODATION, WHICH IS SPREAD OVER THREE FLOORS COMPRISES OF AN ENTRANCE HALL, CLOAKROOM, UTILITY ROOM AND A 24' OPEN PLAN LOUNGE/DINING AREA AND KITCHEN TO THE GROUND FLOOR. THE FIRST FLOOR CONSISTS OF A FAMILY BATHROOM, TWO BEDROOMS, PLUS THE IMPRESSIVE PRINCIPAL BEDROOM WITH FITTED WARDROBES AND AN EN-SUITE SHOWER ROOM. THE SECOND FLOOR OFFERS A 21' BEDROOM WITH FITTED WARDROBES AND ALSO AN EN-SUITE SHOWER ROOM. THE PROPERTY FURTHER BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, 1.5 SIZED GARAGE AND SECLUDED REAR GARDEN. (Council Tax Band - F)

BEAULIEU PARK IS CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF A SAINSBURY'S SUPERMARKET, LOCAL SHOPS, TAKEAWAYS AND SCHOOLS, AS WELL AS BEING A SHORT DRIVE TO THE A12 AND ON A GOOD BUS ROUTE INTO CHELMSFORD CITY CENTRE.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

ENTRANCE DOOR LEADS INTO THE ENTRANCE HALL

ENTRANCE HALL

RADIATOR, STAIRS RISING TO FIRST FLOOR, DOORS TO:

CLOAKROOM

OBSCURE DOUBLE GLAZED WINDOW TO FRONT, LOW LEVEL WC, WASH HAND BASIN, RADIATOR

UTILITY ROOM

8' 5" x 8' 4" (2.57m x 2.54m)

FITTED WITH A RANGE OF BASE AND WALL MOUNTED UNITS, STAINLESS STEEL SINK UNIT, SPACE AND PLUMBING FOR WASHING MACHINE, DOUBLE GLAZED WINDOW TO FRONT, RADIATOR, WORCESTER WALL MOUNTED GAS BOILER, PERSONAL DOOR TO SINGLE GARAGE

OPEN PLAN LOUNGE/DINING AREA & KITCHEN

LOUNGE/DINING AREA

24' 10" x 15' 4" (7.57m x 4.67m)

TWO RADIATORS, UNDERSTAIRS STORAGE CUPBOARD, DOUBLE GLAZED DOORS TO GARDEN, OPENS UP TO THE KITCHEN AREA.

KITCHEN AREA

11' 5" x 9' 2" (3.48m x 2.79m)

FITTED WITH A RANGE OF BASE AND WALL MOUNTED STORAGE UNITS, INTEGRATED FRIDGE AND FREEZER, INTEGRATED OVEN, INTEGRATED COMBINATION OVEN, GAS HOB WITH EXTRACTOR OVER, CENTRAL ISLAND WHICH INCORPORATES THE SINK UNIT, DISHWASHER AND UNDERCOUNTER STORAGE CUPBOARDS, DOOR TO REAR GARDEN.

FIRST FLOOR LANDING

STAIRS RISING TO SECOND FLOOR, DOORS TO:

BEDROOM FOUR

8' 1" x 7' 11" (2.46m x 2.41m)

DOUBLE GLAZED WINDOW TO REAR, RADIATOR.

PRINCIPAL BEDROOM

20' 10" > 12'4 x 16' 6" >8'4 (6.35m x 5.03m)

TWO DOUBLE GLAZED WINDOWS TO REAR, VELUX WINDOW TO REAR, TWO RADIATORS, TWO DOUBLE FITTED WARDROBE/STORAGE CUPBOARDS, DOOR TO EN-SUITE SHOWER ROOM

EN-SUITE SHOWER ROOM

DOUBLE GLAZED WINDOW TO FRONT, LOW LEVEL WC, WASH HAND BASIN, INDEPENDENT SHOWER CUBICLE, HEATED TOWEL RAIL, SPOTLIGHTS.

BEDROOM THREE

11' 10" x 10' 3" (3.61m x 3.12m)

DOUBLE GLAZED WINDOW TO FRONT, RADIATOR.

FAMILY BATHROOM

OBSCURE DOUBLE GLAZED WINDOW TO FRONT, HEATED TOWEL RAIL, LOW LEVEL WC, WASH HAND BASIN, PANELLED BATH, SPOTLIGHTS, EXTRACTOR FAN, SHAVER POINT.

SECOND FLOOR LANDING

AIRING CUPBOARD, DOOR TO BEDROOM TWO.

BEDROOM TWO

21' 7" > 12'2 x 13' 7" > 8'9 (6.58m x 4.14m)

DOUBLE GLAZED WINDOW TO FRONT, TWO VELUX WINDOWS TO FRONT, TWO RADIATORS, TWO DOUBLE FITTED WARDROBES WITH ACCESS TO LOFT SPACE, DOOR TO EN-SUITE SHOWER ROOM

EN-SUITE SHOWER ROOM

INDEPENDENT SHOWER CUBICLE, LOW LEVEL WC, WASH HAND BASIN, RADIATOR, VELUX WINDOW TO REAR, SPOTLIGHTS.

EXTERIOR

TO THE FRONT OF THE PROPERTY THERE IS A SMALL LAWNED AREA WHICH IS ENCLOSED BY WROUGHT IRON FENCING, VEHICLE ACCESS LEADS TO THE 1.5 SIZED GARAGE WITH UP AND OVER DOOR WITH POWER AND LIGHT CONNECTED. A SIDE GATE LEADS TO THE REAR GARDEN WHICH COMMENCES WITH A DECKED AREA AND THE REMAINDER BEING LAID TO LAWN WITH A PAVED SEATING AREA, OUTSIDE TAP.

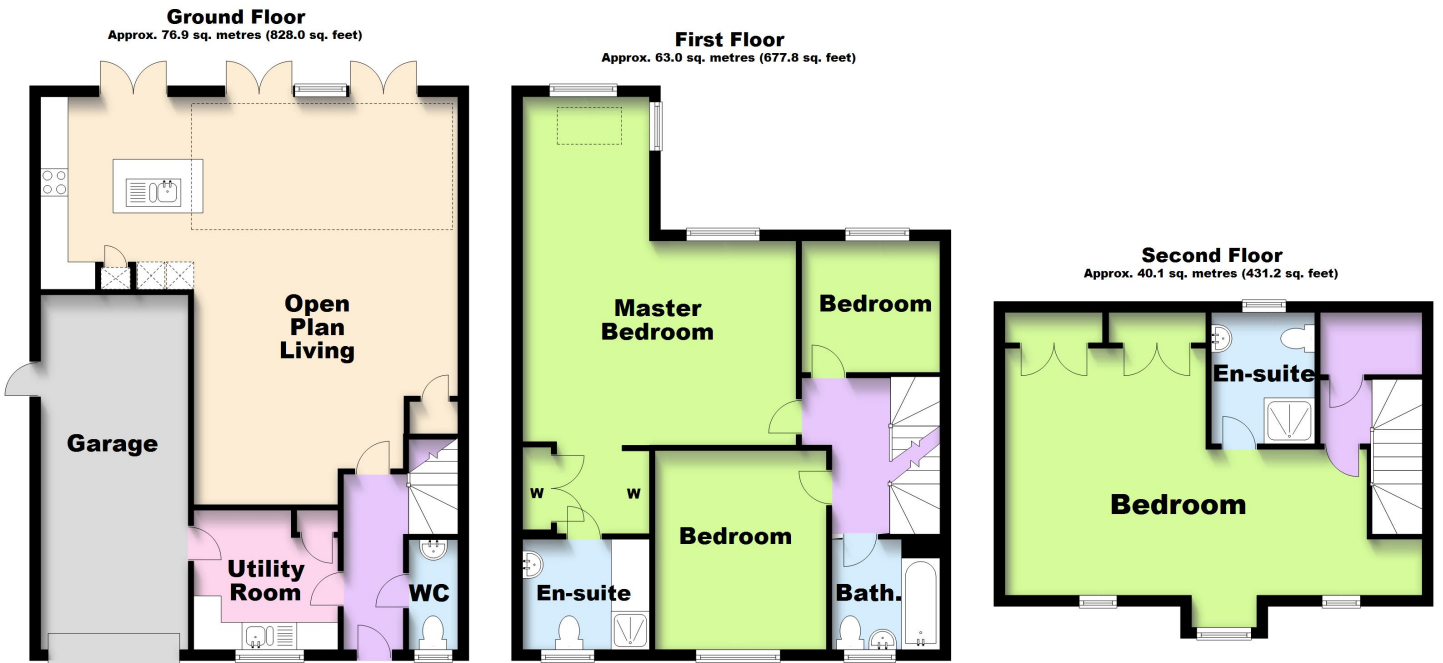
VIEWINGS

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



Total area: approx. 179.9 sq. metres (1937.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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