



# Robinson Gate, Springfield, Chelmsford, Essex, CM1 6AT

Council Tax Band E (Chelmsford City Council)



Offers in Excess of £560,000 Freehold

Bond Residential is thrilled to present this exquisite modern family home being sold with no onward chain, nestled within the highly sought-after Beaulieu development. Spanning three thoughtfully designed floors, this property offers a harmonious blend of contemporary style and functional living spaces, perfect for today's discerning family.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor boasts a cloakroom for added convenience and an impressive open-plan fitted kitchen and dining room. This space is ideal for both everyday family meals and entertaining, complete with a utility cupboard and elegant double doors that open onto the beautifully landscaped rear garden. Ascending to the first floor, you will find a spacious living room that offers tranquil views to the front. Double doors lead to a delightful roof terrace at the rear, providing a serene spot to unwind while overlooking the garden. This floor also accommodates two well-appointed bedrooms and a family bathroom, featuring a modern white suite that exudes sophistication. The second floor is dedicated to the luxurious master suite. The bedroom is a sanctuary of comfort, enhanced by a corner window that floods the space with natural light and fitted wardrobes for ample storage. The en-suite shower room continues the theme of modern elegance with its pristine white suite. A second-floor roof terrace, accessible from both the bedroom and landing, offers breathtaking far-reaching views, perfect for enjoying a morning coffee or evening sunset. Externally, the property is equally impressive. The landscaped rear garden features a patio and low-maintenance artificial lawn, creating an inviting outdoor space for relaxation and play. A tandem garage with an electric door provides secure parking and additional storage.

## Location

Beaulieu is a modern development which is a vibrant new district for Chelmsford offering inspirational architecture and landscape. It has its own unique identity inspired by its rich heritage, offering premium housing and exemplary community facilities.

Set around the majestic New Hall School, formerly King Henry VIII's Tudor palace, and its estate parkland, the development is conceived as a series of individually designed neighbourhoods that connect to the wider landscape and countryside. Beaulieu has been designed and driven by the needs and aspirations of the community. Situated on the north-eastern edge of Chelmsford, Beaulieu provides a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas are supported by a wide range of facilities including Essex's first 'All Through' Beaulieu school which opened in 2018 a collection of community, health, sport and retail amenities together with an extensive network of parkland and green open spaces. Designed to serve as the 'heart' of Beaulieu is the Beaulieu Square Neighbourhood Centre offering local shops, a dentist, vets, Community Centre, day nursery and an education centre. Beaulieu is situated to the North East of the city of Chelmsford, in a highly accessible location between the A130 and the A12 (jct.19). A network of cycleways run throughout Beaulieu and transport connections are further enhanced by a bus service providing a convenient connection to Chelmsford city centre and beyond.

Chelmsford city centre offers a fantastic range of places to socialise and eat with a wide range of restaurants from small family run independent ones to larger well know chains serving cuisines from around the world. Along with a thriving nightlife with a selection of bars, there are two theatres including the Civic Theatre and two multi-screen cinemas. The pedestrianised High Street, two shopping precincts, retail parks as well as several designer stores in the popular Bond Street ensure residents benefit from a wide choice of shopping facilities. Chelmsford offers a comprehensive range of leisure and sporting facilities with a selection of gyms, the newly refurbished Riverside Ice & Leisure Centre, a selection of golf courses and sports clubs. Chelmsford is the home to Essex County Cricket Club. The Cathedral is in the heart of the city.

Chelmsford is renowned for its educational excellence and, alongside the local schools, it offers two of the country's top performing grammar schools, Writtle Agricultural College, Anglian Ruskin University, and several private schools. Chelmsford is a sought-after commuting city with a mainline station offering a direct service to London Liverpool St with a journey time as fast as 32 minutes.

**Tenure:** Freehold **Estate Charge:** £287.43 per annum **Council Tax band:** E **EPC Rating:** B

- Modern Three Storey Family Home
- Open Plan Kitchen/Family Room
- Family Bathroom + En-suite Shower Room
- Two Balcony's
- Landscaped Rear Garden
- Ground Floor WC
- Three Bedrooms
- Gas Central Heating
- Double Length Garage
- No Onward Chain

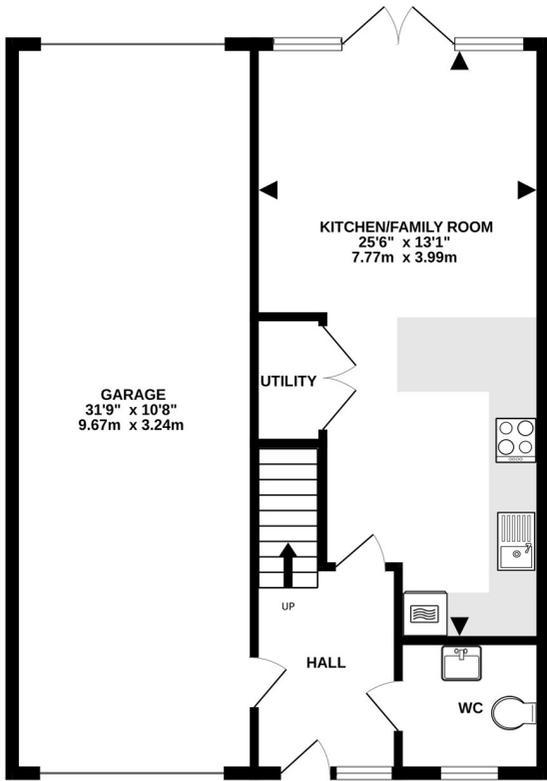




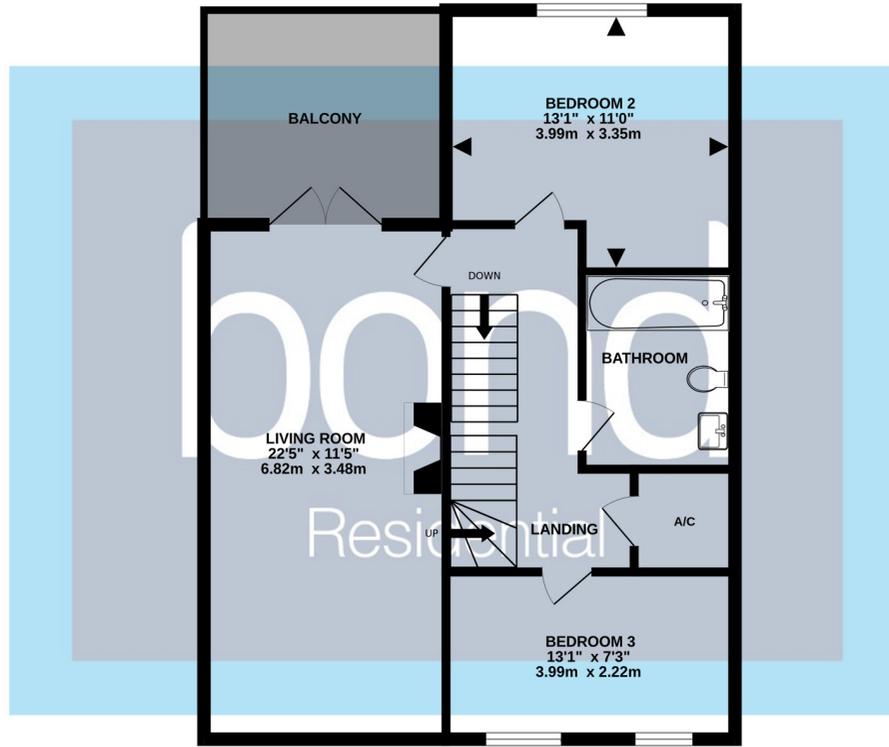




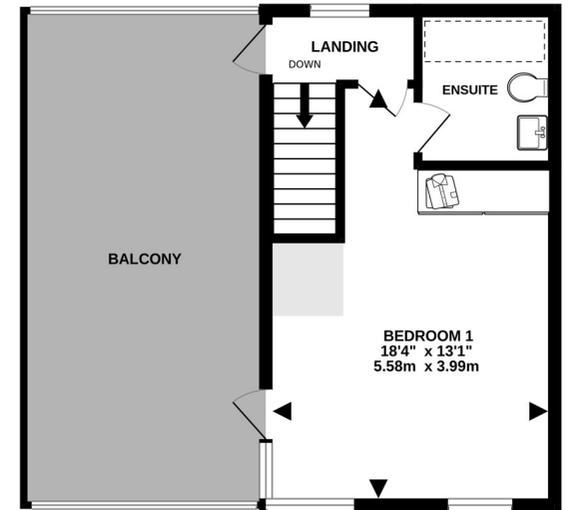
GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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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