



36 Flintwich Manor, Newlands Spring, Chelmsford, Essex, CM1 4YP

- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- FIRST FLOOR FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GOOD SIZE REAR GARDEN
- DRIVEWAY FOR 2/3 VEHICLES
- DETACHED SINGLE GARAGE
- NO ONWARD CHAIN



PROPERTY DESCRIPTION

Situated in a cul-de-sac location on the popular Newlands Spring development, is this semi detached three bedroom family home. The accommodation comprises of an entrance lobby, lounge, dining room and kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. The property further benefits from gas central heating, double glazed windows, driveway providing off road parking for several vehicles, a detached single garage and pleasant rear garden that measures approximately 50ft in depth. (Council Tax Band-C)

The property is being offered for sale with no onward chain and is within walking distance of local superstore, doctor's surgery and country walks.



ROOM DESCRIPTIONS

PROPERTY INFORMATION

(WITH APPROXIMATE ROOM SIZES)

Double glazed entrance door leads into the entrance lobby.

ENTRANCE LOBBY

Door to lounge, double glazed window to front.

LOUNGE

13' 9" x 13' 1" (4.19m x 3.99m)

Stairs rising to first floor, double glazed window to front, archway to dining room

DINING ROOM

10' 6" x 7' 4" (3.20m x 2.24m)

Understairs storage cupboard, double glazed french doors to rear garden, door to kitchen.

KITCHEN

10' 10" x 6' 2" (3.30m x 1.88m)

Fitted with a range of base and wall mounted storage cupboards, double glazed window to rear, stainless steel sink unit, integrated electric oven and hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, cupboard housing the gas boiler.

FIRST FLOOR LANDING

Loft access, doors to:

BEDROOM ONE

10' 7" x 9' 0" (3.23m x 2.74m) plus door recess

Double glazed window to front, double fitted wardrobe, airing cupboard.

BEDROOM TWO

9' 6" x 6' 8" (2.90m x 2.03m)

Double glazed window to rear

BEDROOM THREE

6' 10" x 6' 7" (2.08m x 2.01m)

Double glazed window to rear

FAMILY BATHROOM

Obscure double glazed window to side, low level wc, wash hand basin, panelled bath with shower over.

EXTERIOR

To the front there is a lawned area and own driveway leading to the Garage 5.05m (16'7) x 2.41m (7'11) with up and over door, pedestrian door to rear, obscure glazed window to rear, eaves storage, power and light.

The rear garden measures approximately 50ft in depth and has a paved patio area, with the majority laid to lawn which extends behind the garage, there is a side pedestrian door leading to the garage and side gate leading to the front of the front of the property, outside tap, flower beds and shrubs.

SERVICES

ALL MAIN SERVICES ARE CONNECTED

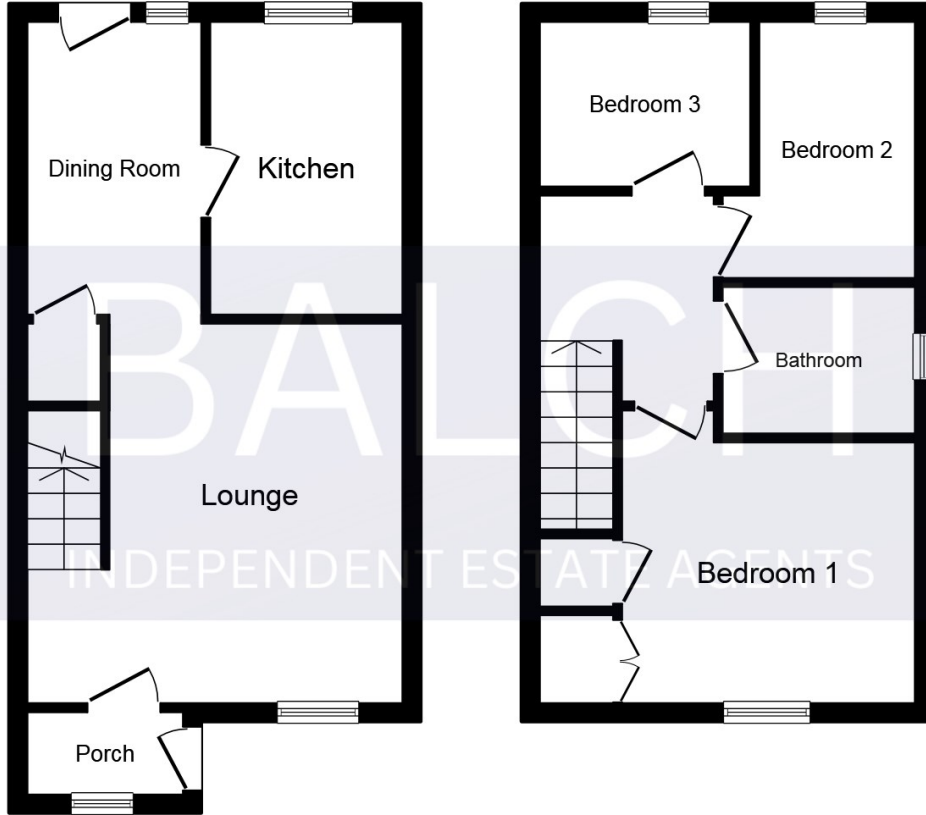
VIEWINGS

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 plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	74	
(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 	

Chelmsford
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