



87 Nickleby Road, Newlands Spring, Chelmsford, Essex, CM1 4XG

- Four Bedroom Detached House
- Garage and Driveway
- Extended To Rear
- En Suite Shower Room
- Fitted Kitchen
- Two Reception Rooms
- Family Bathroom
- Ground Floor Cloakroom
- Landscaped West Facing Garden
- Small Mews Location
- Close Proximity To Chelmsford's City Centre and Train Station
- Well Presented



PROPERTY DESCRIPTION

Located in a small, quiet mews location in the popular area of Newlands Spring is this well-presented, bright and airy four bedroom detached family home. The property has been extended to the rear to create an impressive family / dining room with atrium roof and bi-fold doors enjoying views to the landscaped rear garden. The remainder of the ground floor accommodation comprises a fitted kitchen, living room, cloakroom and integral garage. To the first floor are four bedrooms, family bathroom and en-suite serving the master bedroom. Externally the property benefits from off-road, driveway parking, garage and a beautifully presented, west facing rear garden.

The property is also ideally located within walking distance for local shops including Morrison's super market and well regarded schools, including top performing grammar schools KEGS and CCHS, Newlands Spring primary school, Chelmer Valley High School and St John Payne Catholic School. Newlands Spring is located approximately 2.5 miles north of the centre of Chelmsford with a regular bus service to the City and railway station with trains to London providing direct access to Liverpool Street within approximately 35 minutes. Chelmsford city centre boasts a wide array of shopping 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. The A12 and A414 are within close proximity and provide access to the M25 and M11.



ROOM DESCRIPTIONS

Property Information

(With approximate room sizes)

Entrance door leading through to;

Entrance Hall

Turning stair case to first floor, access to kitchen , living room and cloakroom.

Kitchen

3.05m x 2.82m (10' 0" x 9' 3")

Window to front aspect, range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, integrated dishwasher. fridge / freezer, gas hob and oven, space for washing machine, karndean flooring.

Cloakroom

1.89m x 0.97m (6' 2" x 3' 2")

Window to front aspect, low level WC, wash hand basin.

Living Room

5.43m Max x 4.84m Max (17' 10"Max x 15' 11"Max)

Window to rear aspect, feature fireplace with inset electric flame effect frontage, access to;

Family / Dining Room

4.42m x 3.91m (14' 6" x 12' 10") Bifolding doors to the rear aspect providing access to the rear garden, windows to side aspects, atrium roof, fire door leading through to the garage.

First Floor Landing

Access to Bedrooms one, two, three, four, family bathroom and loft access, airing cupboard housing water cylinder , hot water and central heating pump and central heating programmer.

Bedroom One

4.69m x 2.74m (15' 5" x 9' 0")

Window to rear aspect, range of fitted wardrobes and over bed units, access to;

En-Suite Shower Room

2.07m Max x 1.34m (6' 9"Max x 4' 5")

Window to side aspect, low level WC, wash hand basin, shower cubicle with Aqualisa shower.

Bedroom Two

5.13m x 2.46m (16' 10" x 8' 1")

Windows to front and rear aspects.

Bedroom Three

2.86m x 2.82m (9' 5" x 9' 3")

Window to front aspect.

Bedroom Four

2.44m x 2.05m (8' 0" x 6' 9")

Window to rear aspect.

Family Bathroom

1.91m x 1.67m (6' 3" x 5' 6")

Window to front aspect, low level WC, wash hand basin, paneled bath with overhead Aqualisa shower.

Garage

5.59m x 2.50m (18' 4" x 8' 2")

Up and over door to front aspect, fire door to rear aspect leading through to the family / dining room. Wall mounted boiler.

Exterior

The property sits in a mews location, to the front is a brick paved driveway [providing off road parking and access to the garage, side access leads through to the rear garden. To the rear is a beautifully presented, fully enclosed rear garden providing a range of seating areas and well maintained flower beds, shrubs to the borders and trees with the remainder laid to lawn. To the side of the property there is a timber tool shed and bike store.

Agents Note

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

Broadband - BT Fibre, Virgin and Sky available.

Council Tax Band - E

EPC - D

Viewings

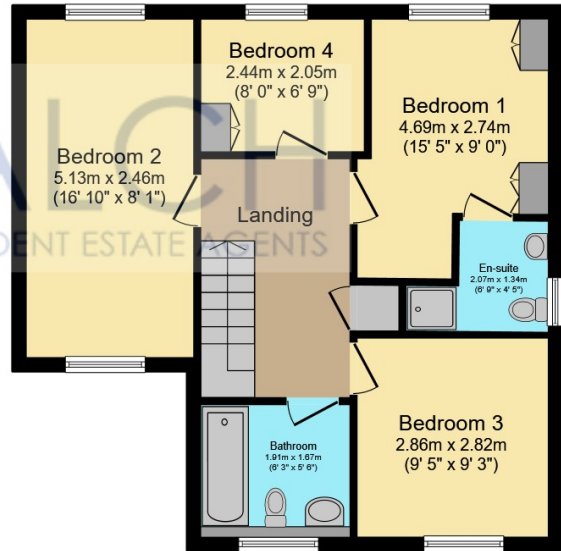
By prior appointment with Balch Estate Agents.

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.





Ground Floor



First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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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