



Sowerberry Close, Newlands Spring, Chelmsford, Essex, CM1 4YB

Council Tax Band E (Chelmsford City Council)

 3  4  2

£525,000 Freehold

Bond Residential are delighted to offer for sale this extended family home situated in the popular Newlands Spring area.

The property offers an entrance hall, ground floor WC, lounge, dining room, sitting room which enjoys lovely all year round views of the garden and fitted kitchen/breakfast room with built in oven & hob. To the first floor there are four bedrooms, family bathroom plus a separate shower room with modern white suite. Outside the property benefits from a driveway which provides off road parking and in turn leads to the garage with up & over door. The established rear garden is mainly laid to lawn with a paved patio area and shrubs & hedging to borders.

LOCATION

Newlands Spring is situated to the north-west of Chelmsford and is served by regular bus services and is just a short drive from Chelmsford city centre and railway station, which has direct trains to London Liverpool Street.

Newlands Spring is primarily a residential area, with a mix of properties ranging from modern apartments to spacious family homes. The area is popular with families due to its quiet streets, good schools and open spaces. Newlands Spring is well-served by local amenities, including a library, Morrisons supermarket and a number of local pubs. Families with children will be pleased to know that there are a number of highly-rated schools within close proximity to the area, including Newlands Spring Primary School, several secondary schools including Chelmer Valley High School, St John Payne High School and both the King Edward VI Grammar School and the County High School For Girls.

Newlands Spring is surrounded by open spaces, making it the perfect location for outdoor enthusiasts. Nearby parks include Melbourne Park, which has a children's play area and sports facilities, and Admirals Park, which is perfect for picnics and long walks. For those who enjoy golf, the nearby Chelmsford Golf Club offers a challenging 18-hole course.

Overall, Newlands Spring is a fantastic place to live, offering a great quality of life for families and retirees alike. Its convenient location, excellent transport links and peaceful setting make it a popular choice for those looking for a quieter pace of life, while still being within easy reach of the city.

AGENTS NOTE

In January 2013 there was a crack discovered to internal kitchen and external right hand side elevation, due to clay shrinkage caused by neighbours tree roots. Tree removed, and repairs and redecoration effected in April 2013. No underpinning was required.

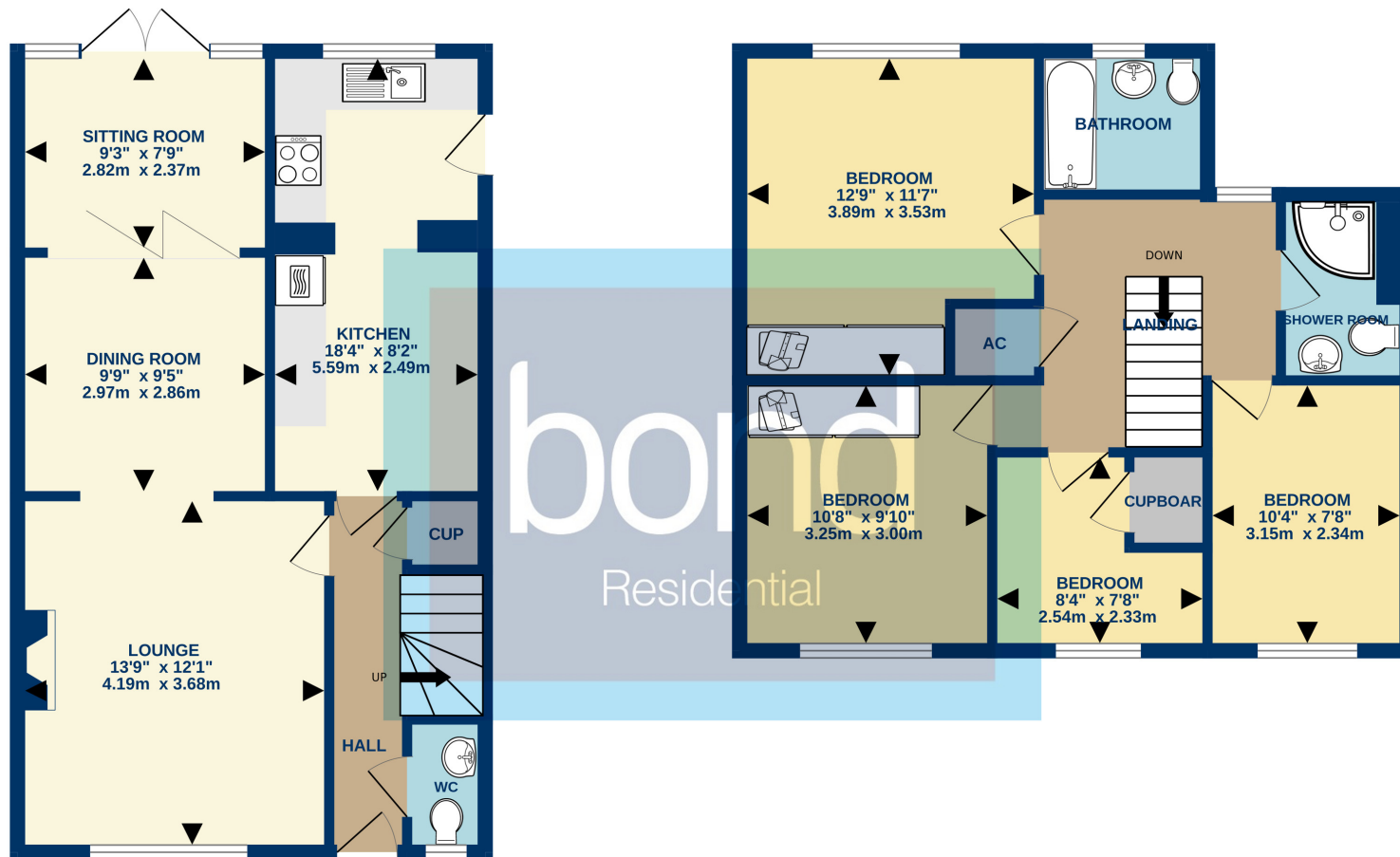
- Extended Family Home
- Fitted Kitchen/Breakfast Room
- Four Bedrooms
- Garage & Driveway
- See Agents Note
- Ground Floor WC
- Gas Central Heating
- Two Bathroom/Shower Rooms
- Established Rear Garden





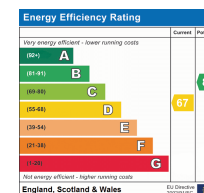






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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