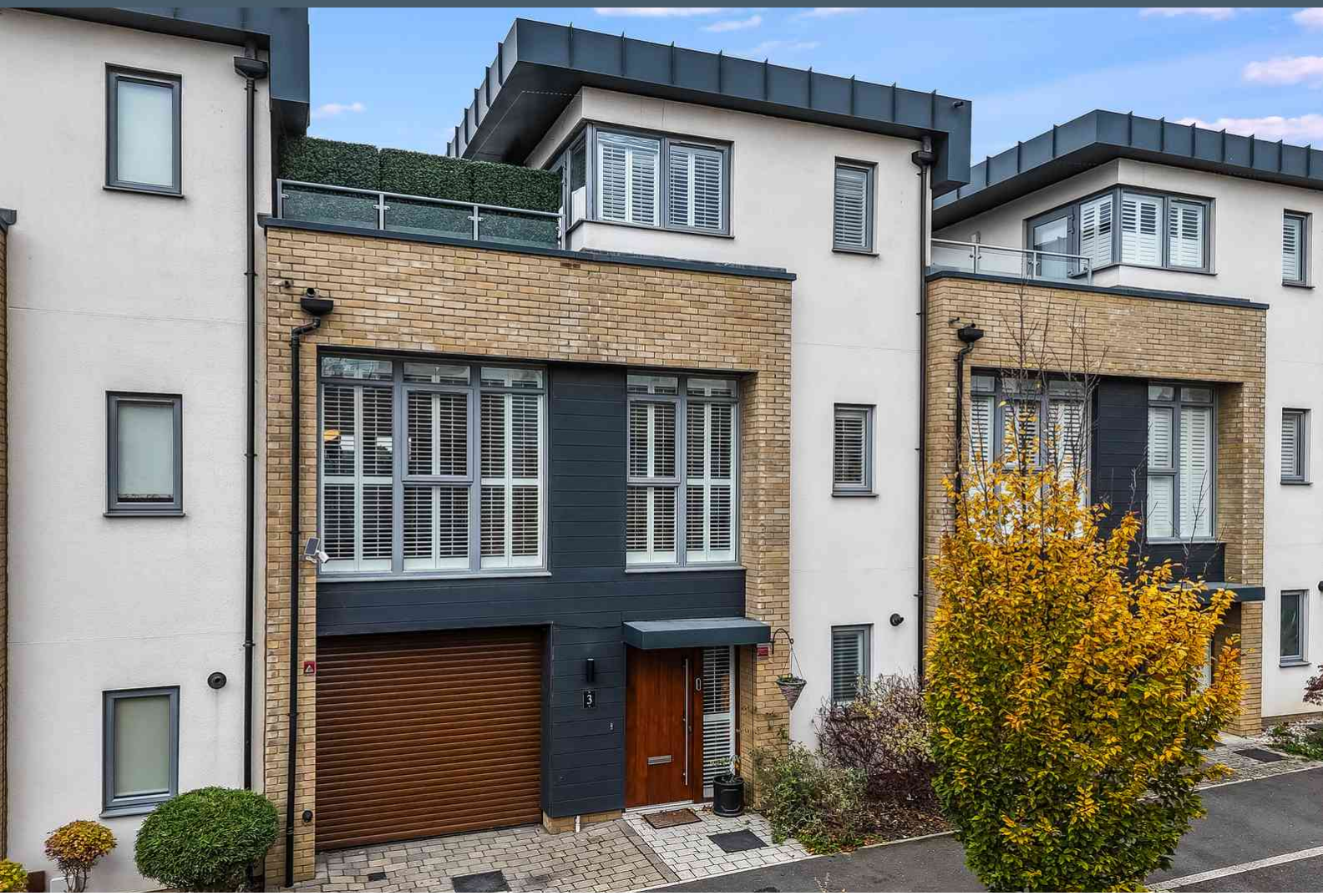
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COURT & CO











Lodge Vale, Springfield, Chelmsford, Essex, CM1 6AX

£550,000 - £575,000

Set in a sought-after location just moments from Beaulieu Park School and only 1.5 miles from Beaulieu Park train station, this contemporary three-bedroom townhouse offers stylish, flexible living across three floors. The ground floor features a social open-plan kitchen, dining, and family room opening onto a landscaped rear garden that is ideal for entertaining, a ground floor WC, and internal access to a double-length garage that is currently used as a gym. The first floor features a spacious living room with a private balcony, two additional bedrooms, and a family bathroom, while the top floor is dedicated to a private master suite complete with an en-suite and a large roof terrace. Further enhanced by air conditioning, and approved planning permission for first and second-floor extensions (Reference: 26/00279/FUL).

- CONTEMPORARY DESIGN WITH LARGE SECOND FLOOR ROOF TERRACE AND FIRST FLOOR BALCONY
- LARGE DOUBLE LENGTH INTEGRAL GARAGE WITH REMOTE ELECTRIC DOORS
- MASTER SUITE WITH EN-SUITE SHOWER ROOM AND ACCESS TO THE ROOF TERRACE
- AIR CONDITIONING
- LANDSCAPED REAR GARDEN WITH MATURE PLANTING TO CREATE PRIVACY
- SPACIOUS FIRST FLOOR LIVING ROOM
- 1.5 MILES TO BEAULIEU PARK RAILWAY STATION
- PLANNING PERMISSION PASSED FOR FIRST AND SECOND STORY EXTENSION

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The Property Ombudsman

Ground Floor

Entrance Hallway

A secure entrance door opens onto the entrance hallway which has a fitted coir matt, wood effect floors, a double glazed window facing the front which has a fitted shutter, a radiator and a staircase rising with glass balustrade to the first floor. There is a door which conveniently leads through to the garage.



Ground Floor Cloakroom



Fitted with a concealed cistern WC and a semi recessed wash hand basin that has a storage niche beneath. The walls are partly tiled, there is tiled flooring, a radiator, double glazed window with fitted shutter and a cupboard housing the gas central heating boiler.

Open Plan Kitchen Dining Family Room

A great open plan space with direct access onto the garden. The kitchen itself has fitted units to both base and eye levels, in contrasting finishes of Oak grain and Matt Cream. There are integrated appliances which include a built in oven, washing machine, dishwasher and gas hob with extractor hood above. A large cupboard also provides space for a Fridge Freezer and a tumble dryer. There is recessed spot lighting, a continuation of the flooring from the hallway and a set of double glazed French doors opening onto the rear garden.





First Floor

First Floor Landing

Staircase rising to second floor, cupboard housing hot water cylinder, radiator with decorative cover.



Living Room



A spacious living room with a double aspect that has a large double glazed window facing the front with fitted shutters, the walls have been panelled, air conditioning and double glazed French doors leading to a balcony.

Bedroom Two



Situated at the rear of the house with a large double glazed window that has fitted shutters. Air conditioning.

Family Bathroom



Fitted in a three piece suite which comprises of a concealed cistern WC, a semi recessed wash hand basin and a panelled bath with shower attachment above. The walls are partly tiled, there is tiled flooring, a chrome heated towel rail and recessed spot lighting.

Bedroom Three



Situated at the front of the property with a large double glazed window, and a further window beside both with fitted shutters. Radiator. The room is currently used as a dressing room.

Second Floor

Master Bedroom



Feature wall with modern vertical panelling, two double glazed windows facing the front, each with fitted shutters, door with double glazed insert leading to the roof terrace, built in wardrobe with sliding mirrored doors and air conditioning.

En-Suite Shower Room



Fitted with a concealed cistern WC, a wall mounted wash hand basin and a large walk in shower enclosure with over head rainfall shower and wall mounted temperature and pressure controls. There is recessed spot lighting, the walls and floors are tiled and there is a heated towel rail.

Roof Terrace



This large second floor roof terrace has been fitted with outdoor heaters and provides a beautiful space to relax.

Exterior

Rear Garden

The rear garden has been thoughtfully landscaped to provide excellent entertaining space beautiful mature pleached trees have been planted to give screening and privacy from the neighbouring properties.





Double Gength Garage

An excellent garage which measures 9.7m x 3.53m and is fitted with roll over garage doors at the front and rear. This space could suit a variety of uses and is currently being used as a large gym.

Agents Note: Planning Approval

The property has the added benefit of approved planning for a first and second floor extension. Plans can be viewed under planning reference 26/00279/FUL.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents not tested any apparatus, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Adviser. Refernces to the Tenure of the property are based on information supplied by the Vendor. The agent has not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.