



Barnaby Rudge, Newland Spring
£800,000
5-bed detached house

HOME



EPC
D



Council Band
F (£2,873.00)



Bedrooms
5



Bathrooms
4



Heating
Gas central
heating



Parking
Double garage
& driveway



Outside Space
South facing
rear garden



Tenure
Freehold



Barnaby Rudge

This extended and substantial detached home is located within the popular Newland Spring area situated to the North-West of the City.

Inside, there is an impressive 2,250 SQFT of bright and airy living space which has been modernised by the current sellers during their ownership with a wonderfully high specification throughout. The kitchen is the main social hub of the home with Minerva work surfaces, Amitico flooring, a full range of integrated AEG appliances. There is a super feature wall which houses two ovens, a further combination oven plus a warming drawer perfect for those who enjoy cooking and entertaining. There are five reception rooms, a separate utility room, breakfast area and shower room.

On the first floor, there are five bedrooms and three bath/shower rooms. The master suite has an impressive dressing area fitted with a range of wardrobes and leads through to an en suite shower room.

Outside, there is a block paved driveway providing plenty of parking and access to the double garage, there is also a south facing garden which benefits from a fair degree of privacy.



Features

- An impressive 2,250 SQFT
- Beautifully presented throughout
- Five reception rooms
- Kitchen with a full range of AEG appliances
- Utility/laundry room
- Master suite with a dressing area & en suite
- Bedroom 2 with an en suite shower room
- South facing garden
- Double garage
- 1.3 miles walk of KEGS & CCHS Grammar Schools

Location

Barnaby Rudge is located in a fairly central position, between the City centre which is approx. 1.8 miles away and neighbouring village of Broomfield.

Niceties

There is a parade of shops positioned 0.8 miles away with a range of stores to cater for your everyday needs.

Travel

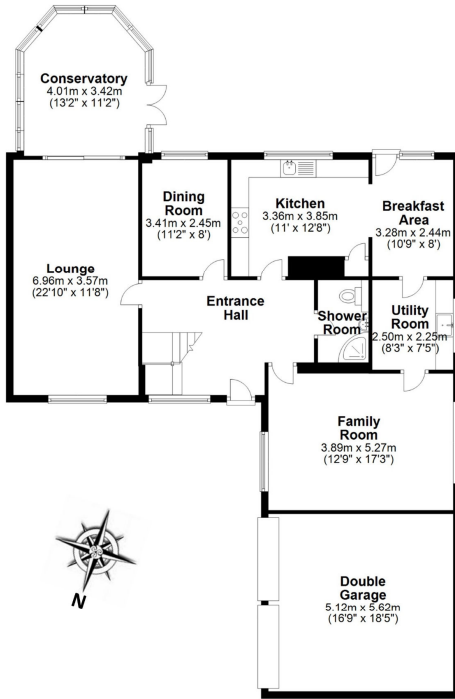
There is a regular bus service to the City & railway station. The station has a frequent service to London Stratford taking from 31 minutes and Liverpool Street from 36 minutes.

Schools

King Edward VI Grammar and Chelmsford County High School are located within walking distance, being just over a 1.3 miles away.

Floor Plans

Ground Floor

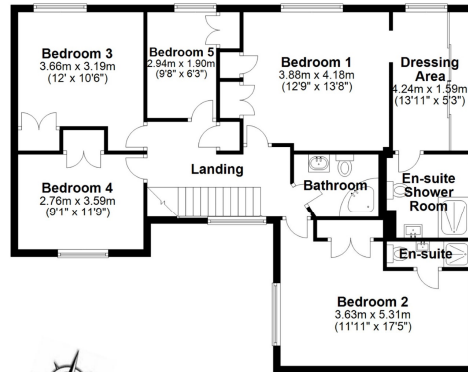


APPROX INTERNAL FLOOR AREA
140 SQ M 1501 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
238 SQ M 2550 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

Copyright
HOME

First Floor



APPROX INTERNAL FLOOR AREA
98 SQ M 1049 SQ FT
TOTAL APPROX INTERNAL FLOOR AREA
238 SQ M 2550 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

Copyright
HOME

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

The Nitty Gritty

As an integral part of the community, we've gotten to know the best professionals for the job. If we recommend one to you, it will be in good faith that they'll make the process as smooth as can be. Please be aware that a small number of the parties we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Chelmsford
11 Duke Street
Essex CM1 1HL

thepartnership.co.uk

Sales
01245 250 222
Lettings
01245 253 377
Mortgages
01245 253 370