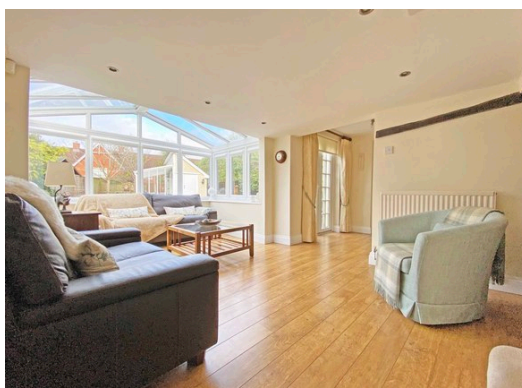


Main Road
Great Leighs, Chelmsford, CM3

Freehold
£750,000



Boasting FIVE bedrooms, FOUR reception rooms inc. 20' bay-fronted dining room & 18' CONSERVATORY is this delightful UN-LISTED, character property. Offering an UNOVERLOOKED plot, EN-SUITE to master & GARAGE with driveway for 4-5 vehicles.

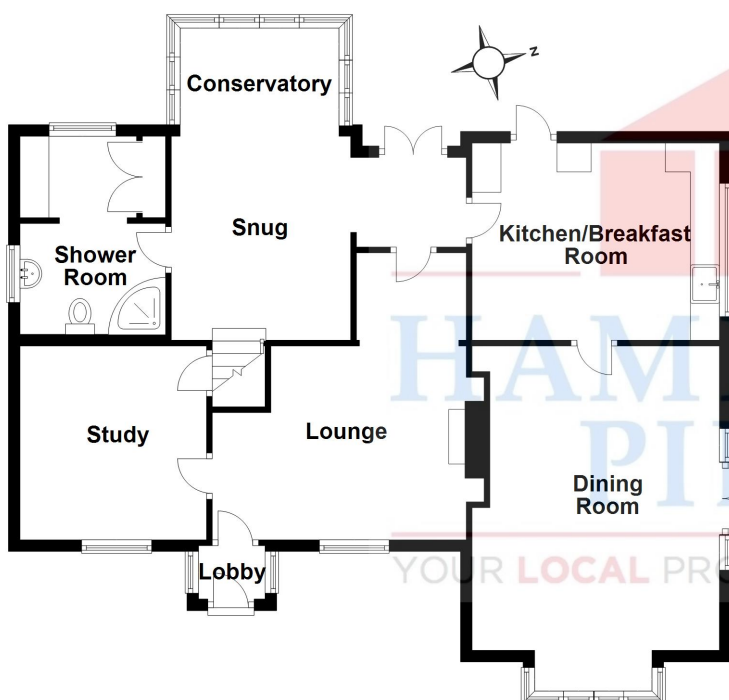


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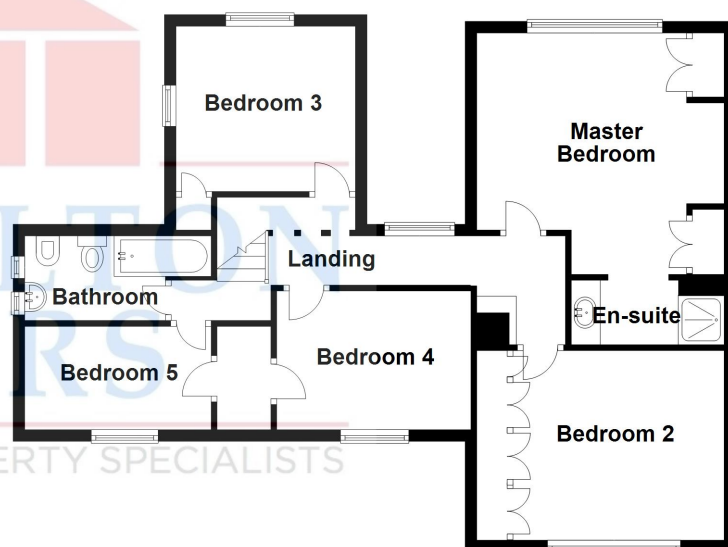
Ground Floor

Approx. 99.0 sq. metres (1066.1 sq. feet)



First Floor

Approx. 75.0 sq. metres (807.0 sq. feet)



Total area: approx. 174.0 sq. metres (1873.1 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearing before making any decisions reliant upon them.
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Plan produced using PlanUp.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hamilton Piers, the leading local property specialists in Great Leighs, are delighted to bring to the market for sale this delightful, UN-LISTED character property, boasting FIVE bedrooms, FOUR reception rooms inc. 20' bay-fronted dining room & 18' FAMILY ROOM. Offering an UNOVERLOOKED plot with spacious side and rear gardens, an EN-SUITE shower room to the master bedroom & a detached GARAGE with driveway parking for 4-5 vehicles.

The property has been maintained to a high standard by the current owners and benefits from it's central location in the heart of Great Leighs; A sought after village situated on the periphery of Chelmsford and with close proximity to the A120/M11 & Felsted. The village offers a range of local services/amenities, Post Office, Primary School, community centre and pubs/eateries all within walking distance, with Chelmsford's Park & Ride facility set just 4 miles away. Chelmsford's mainline Station provides a regular and direct service to London Liverpool Street.

The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE LOBBY:

Double glazed windows to side aspects, radiator, tiled flooring. Door into lounge giving access to study.

LOUNGE: (16'03" x 15'05" MAX) L-Shaped

Double glazed window to front aspect, brick fireplace with multi burner, radiators, exposed beams.

STUDY: (11'00" x 10'06")

Double glazed window to front aspect, radiator, exposed beams.

DINING ROOM: (20'04" x 13'11" into bay)

Square double glazed bay window to front aspect with built-in storage seat, radiator, laminate wood flooring.

Double glazed french doors to side aspect and further windows to side aspect. Cupboard housing boiler.

KITCHEN / BREAKFAST ROOM: (13'11" x 11'08")

Double glazed window to side aspect, matching wall and base units with Silestone work surfaces, inset sink with central mixer taps, Range cooker, extractor hood, integrated fridge and dishwasher, radiator, tiled flooring.

Double glazed door to rear garden.

FAMILY ROOM: (18'05" x 17'03")

UPVC and brick construction, glass roof, stairs to first floor, radiator, laminate wood flooring. Double glazed french doors to rear garden.

CLOAKROOM / UTILITY:

Double glazed opaque windows to side and rear aspects, enclosed corner shower unit, low level WC, wash hand basin, heated towel rail, wall and base units to utility area with space for washing machine and tumble dryer, radiator, tiled flooring.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Double glazed window to rear aspect, radiator, exposed beams.

MASTER BEDROOM: (14'07" x 14'01")

Double glazed window to rear aspect, built-in wardrobes, radiator, exposed beams.

EN-SUITE SHOWER ROOM:

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Enclosed shower unit with electric shower, fully tiled walls, vanity wash hand basin, heated towel rail, laminate wood flooring.

BEDROOM TWO: (12'01" x 11'02")

Double glazed window to front aspect, built-in wardrobes, radiator.

BEDROOM THREE: (10'05" x 9'09")

Double glazed window to rear and side aspects, built-in cupboards, radiator, exposed beams.

BEDROOM FOUR: (10'11" x 7'09")

Double glazed window to front aspect, built-in cupboards (also with an access point from bedroom five), radiator, exposed beams.

BEDROOM FIVE: (10'07" x 5'11")

Double glazed window to front aspect, built-in cupboard, radiator.

FAMILY BATHROOM:

Double glazed window to side aspect, partly tiled walls, panelled bath with central mixer taps, recessed shelving, low level WC, wash hand basin, bidet, heated towel rail, shaver point, laminate wood flooring, exposed beams.

EXTERIOR:-

GARDENS: (0.16 Acre total plot)

Both side and rear gardens are mainly laid to lawn with a hardstanding patio area in which the garden commences, a fully detached garden room (details below) and Summer House, vegetable patch (hidden to rear) and side access to garage and gated access to the driveway.

GARAGE, DRIVEWAY AND PARKING:

Fully detached garage with electric up and over door, fitted with lighting and power, shingle driveway which offers parking for 4-5 vehicles.

AGENTS NOTES:

For further information please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

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