



Coopers Cottages, Coopers Lane

Great Leighs, Chelmsford, CM3 1NG

Freehold
Tax Band:

Guide Price £375,000



****GUIDE PRICE £375,000-£400,000****Boasting an 80FT UNOVERLOOKED rear garden with COUNTRYSIDE VIEWS to rear and offering a 17' DUAL ASPECT lounge with log burner, plus 17' kitchen/diner & UTILITY ROOM is this wonderful four bedroom double fronted cottage. Benefiting from a DETACHED GARAGE plus driveway parking for 4 cars, a d/stairs shower room and spacious throughout. Set in a quiet CUL-DE-SAC location in the highly regarded village of Great Leighs - A short walk from local school, shop/Post Office & other amenities. Close proximity to the A120/M11 & Chelmsford. Viewings highly advised!



Coopers Cottages, Coopers Lane, Great Leighs, Chelmsford, CM3 1NG

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Obscure double glazed window to front aspect, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring and smooth ceiling.

LOUNGE:

17'88 x 14'35 max to 10'56 (5.18m x 4.27m max to 3.05m)
Double glazed window to front aspect, central log burning fireplace with solid oak mantelpiece, radiator, carpeted flooring and smooth ceiling. French doors onto rear garden.

KITCHEN / DINER:

17'27 x 9'23 (5.18m x 2.74m)
Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, electric hob with extractor hood over, integrated dishwasher, space for fridge/freezer, radiator, larder cupboard, laminate flooring and smooth ceiling.

INNER HALL:

Accessed via the kitchen with doors to utility room and downstairs shower room. Door to rear garden and additional front entry door to main entrance.

UTILITY ROOM:

Double glazed window to front aspect, base units incorporating single ceramic sink unit, space for washing machine, tumble dryer and fridge/freezer, radiator, laminate flooring.

SHOWER ROOM:

Opaque double glazed window to rear aspect, low level WC, vanity wash hand basin, fully tiled and enclosed corner shower unit, heated towel rail, extractor fan, tiled flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect set into bay, loft access, airing cupboard, carpeted flooring.

MASTER BEDROOM:

11'70 x 11'11 (3.35m x 3.63m)

Two double glazed windows to front aspect, built-in storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM TWO:

14'62 x 7'67 (4.27m x 2.13m)

Two double glazed windows to rear aspect, built-in cupboard, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:

10'23 x 9'93 plus door recess (3.05m x 2.74m plus door recess)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth coved ceiling with sunken spotlights.

BEDROOM FOUR:

10'52 max x 6'90 (3.05m max x 1.83m)

Double glazed window to front aspect, built-in cupboard, radiator, carpeted flooring and smooth coved ceiling.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, laminate flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:

Approx 80ft in length, fenced and unoverlooked rear garden, commencing with patio area to immediate rear with further recently fitted raised patio area, remainder mainly laid to lawn with a series of shrubs and mature rear borders, greenhouse, Summer house.

GARAGE, DRIVEWAY & PARKING:

Purpose built detached timber garage to property frontage fitted with lighting, power and up & over door. Driveway parking for 4+ vehicles.

AGENTS NOTES:

Council Tax Band: TBC

For further information regarding this property, please contact Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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