



## Main Road

Freehold  
Tax Band: E

Great Leighs, Chelmsford, CM3 1NP

**Offers In Excess Of £525,000**



Boasting a 63' UNOVERLOOKED rear garden, THREE reception rooms inc. 16' DUAL ASPECT lounge, STUDY & dining/play room plus a GATED CARPORT with parking for 2-3 cars and detached GARAGE (potential to convert) is this FOUR DOUBLE bedroom property. Benefiting from a spacious kitchen/breakfast room, EN-SUITE to master, family bathroom, d/stairs cloakroom and IMMACULATEDLY PRESENTED throughout. Offering VERSATILE and well-proportioned living space and ideally located in the village of Great Leighs, close to all local amenities and situated just 4 miles from Chelmsford's Park & Ride Facility - Convenient access to A120/M11 & Chelmsford.





# Main Road, Great Leighs, Chelmsford, CM3 1NP

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part double glazed secure main entry door, stairs to first floor, under stairs storage cupboard, Amtico flooring with under floor heating and smooth coved ceiling.

### CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash back, extractor fan, tiled flooring with under floor heating and smooth ceiling.

### STUDY:

7'9 x 7'9 (2.36m x 2.36m)

Double glazed window to front aspect, carpeted flooring with under floor heating and smooth coved ceiling.

### KITCHEN / BREAKFAST ROOM:

12'5 x 10'5 (3.78m x 3.18m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster cooker with five ring gas hob and extractor hood over, integrated fridge/freezer and dishwasher, built-in utility/storage cupboard with space for washing machine and tumble dryer, LVT flooring with under floor heating and smooth coved ceiling with sunken spotlights. Part double glazed door to side aspect (opens to carport).

### LOUNGE:

16'1 x 12'0 (4.90m x 3.66m)

Double glazed windows to side and rear aspects, central multi-fuel burner, radiator, carpeted flooring and smooth coved ceiling. French doors to rear garden.

### DINING / PLAY ROOM:

11'7 x 9'5 (3.53m x 2.87m)

Double glazed window to rear aspect, Amtico flooring with under floor heating and smooth coved ceiling. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Airing cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

16'1 x 10'9 plus door recess (4.90m x 3.28m plus door recess)

Double glazed window to rear aspect, built-in wardrobes and recessed entry with further built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

### EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled shower unit, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM TWO:

14'8 x 9'8 (4.47m x 2.95m)

Double glazed windows to front and rear aspects, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM THREE:

13'3 x 8'10 (4.04m x 2.69m)

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

### BEDROOM FOUR:

9'5 x 9'2 (2.87m x 2.79m)

Velux window to rear aspect, radiator, carpeted flooring and smooth sloping ceiling.

### FAMILY BATHROOM:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower, panelled bath with central mixer tap, low level WC, pedestal wash hand basin with tiled splash back, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR:

### REAR GARDEN:

Unoverlooked approx 63' rear garden comprising patio area across property rear with pathway leading to garage door access, remainder mainly laid to lawn, mature trees to border with a variety of flowering plants, gated access to carport.

### CARPORT, GARAGE & DRIVEWAY PARKING:

Gated carport with parking for 2-3 vehicles leading to large garage, fitted with power, lighting and up & over door.

### AGENTS NOTES:

Council Tax Band: E

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



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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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