HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Fayrewood Drive

Freehold
Tax Band: D

Great Leighs, Chelmsford, CM3 1GY

Offers In Excess Of £365,000

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Boasting NO ONWARD CHAIN and offering a RECENTLY REFITTED KITCHEN, a spacious 17' DUAL ASPECT lounge plus separate dining room & d/stairs cloakroom is this MODERN three bedroom SEMI-DETACHED property. Benefiting from an EN-SUITE to master, GATED CARPORT with driveway parking and a private low-maintenance rear garden. Ideally located in the sought after village of Great Leighs, close to local shops/amenities & just 4 miles to Chelmsford's Park & Ride facility.

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, under stairs storage cupboard, radiator, laminate flooring and smooth coved ceiling.

CLOAKROOM:
Low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan, tiled flooring and smooth coved ceiling.

LOUNGE:
17'62 x 9'77 (5.18m x 2.74m)
Double glazed bay window to front aspect, gas fireplace with marble hearth, two radiators, carpeted flooring and smooth coved ceiling. French doors onto rear garden.

KITCHEN:
11'10 x 8'69 (3.61m x 2.44m)
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 oven with gas hob and extractor, integrated dishwasher, space for fridge/freezer and washing machine, wall-mounted boiler (in cupboard), tiled flooring and smooth ceiling. Door to rear garden.

DINING ROOM:
11'30 x 8'30 (3.35m x 2.44m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling. Open to kitchen.

FIRST FLOOR ACCOMMODATION:

LANDING:
Large landing with double glazed window to front aspect, airing cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
11'84 reducing to 9'90 x 9'91 (3.35m reducing to 2.74m x 2.74m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, fully tiled and enclosed single shower unit, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling.

BEDROOM TWO:
10'39 x 9'45 (3.05m x 2.74m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:
9'45 x 6'17 (2.74m x 1.83m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth ceiling.

BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, carpeted flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:
Private rear garden comprising patio area, remainder mainly laid to lawn with some shrub areas, storage shed, access to gated car port and separate gated side access.

CARPORT & PARKING:
Gated carport with driveway for one vehicle, further on-street parking available.

AGENTS NOTES:
Council Tax Band: D

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

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