HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Castlefields

Freehold
Tax Band:

Great Leighs, Chelmsford, CM3 1JW

Offers In Excess Of £650,000

5 4 3 C

Boasting FIVE DOUBLE bedrooms, THREE reception rooms, ANNEX POTENTIAL* & an impressive 24' Master Bedroom With Lounge Area is this spacious & EXTENDED link-detached property. Offering a stunning 18' RECENTLY FITTED kitchen plus UTILITY, 18' lounge, STUDY and separate dining area with glass lantern roof, with accommodation set over three floors and unoverlooked SOUTH-FACING garden. Positioned in a quiet CUL-DE-SAC within the frequently requested Great Leighs village, just 4 miles from Chelmsford's Park & Ride facility & within close proximity to the A120/M11 & Felsted.

Castlefields, Great Leighs, Chelmsford, CM3 1JW

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Stairs to first floor, radiator, wooden flooring.

CLOAKROOM:
Low level WC, vanity wash hand basin with mosaic tiled splash backs, radiator, extractor fan, wooden flooring.

LOUNGE:
18'74 x 11'66 (5.49m x 3.35m)
Slate feature wall with inset TV, two radiators, wooden flooring, French doors onto rear garden. Open to dining area.

KITCHEN:
18'63 x 13'23 (5.49m x 3.96m)
Two double glazed windows to front aspect fitted with shutters, a series of matching base and wall units, Corian edged work surfaces incorporating double bowl sink with drainer and central mixer tap, two built-in ovens, space for American fridge/freezer, floating central island with induction hob and integrated wine cooler, wall-mounted boiler (in cupboard), tiled flooring with under floor heating and smooth ceiling with sunken spotlights. Open to dining area.

UTILITY ROOM:
Base units with space for washing machine and tumble dryer, radiator, tiled flooring.

DINING AREA:
14'23 x 11'18 (4.27m x 3.35m)
Double glazed window to side aspect, feature glass lantern roof, tiled flooring with under floor heating, open to lounge, bi-folding doors onto rear garden.

STUDY / LIBRARY:
17'21 x 8'95 (5.18m x 2.44m)
Double glazed window to front aspect fitted with shutters and double glazed window to rear aspect, a series of fitted shelving units, two radiators, under stairs storage cupboard, wooden flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Airing cupboard (housing water tank), radiator, stairs to second floor, solid light oak flooring.

BEDROOM TWO:
17'20 max to 11'27 x 11'68 (5.18m max to 3.35m x 3.35m)
Double glazed window to rear aspect fitted with shutters, built-in wardrobes, radiator, solid light oak flooring.

EN-SUITE:
Opaque double glazed window to side aspect fitted with shutters, enclosed double shower with rainfall shower overhead, panelled bath with central mixer tap and shower attachment, low level WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring.

BEDROOM THREE:
14'9" x 13'1" (4.5m x 4.00m)
Double glazed window to front aspect, radiator, solid light oak flooring.

BEDROOM FOUR:
12'40 x 10'23 (3.66m x 3.05m)
Double glazed window to front aspect, radiator, solid light oak flooring.

BEDROOM FIVE:
12'40 x 8'28 (3.66m x 2.44m)
Double glazed window to front aspect, radiator, solid light oak flooring.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect fitted with shutters, enclosed double shower, low level WC, vanity wash hand basin with mosaic tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

LANDING:
Double glazed window to rear aspect fitted with shutters, solid light oak flooring.

MASTER BEDROOM:
24'69 max x 15'27 max (7.32m max x 4.57m max)
Substantial master bedroom extending across the entire second floor with adjoining lounge area: Double glazed window to rear aspect fitted with shutters, two Velux windows to front aspect and four Velux windows to rear aspect, two radiators, solid light oak flooring and vaulted ceiling. Open to dressing area.

DRESSING AREA:
Two sets of double built-in wardrobes and two single built-in wardrobes with access to further storage cupboard and eaves storage space, solid light oak flooring and smooth ceiling with sunken spotlights.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed double shower with rainfall over head, low level WC, vanity His & Hers wash basins, extractor fan, heated towel rail, exposed brick feature wall, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

GAMES ROOM (ANNEX POTENTIAL):
17'34 x 17'07 (5.18m x 5.36m)
Previously a double garage, set in rear garden to property exterior, fitted with French doors to entry and additional side access door, overhead storage space, fitted with power and lighting. Currently used as a games room with the potential to convert to annex or outside office or gym.

REAR GARDEN:
Mainly unoverlooked and enclosed rear garden commencing with patio area to immediate rear, remainder mainly laid to lawn with a variety of mature shrubs and trees, two storage sheds.

DRIVEWAY & PARKING:
Parking is available to property front with a number of spaces available for residents of this small cul-de-sac.

AGENTS NOTES:
For further information regarding this property, please call Sole Agents, Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.