



Fayrewood Drive

Great Leighs, Chelmsford, CM3 1GY

Offers Over £440,000



Freehold
Tax Band: D

Boasting a generously sized SOUTH-WEST facing rear garden, GATED CARPORT for two vehicles plus detached garage (potential to convert) and a spacious DUAL ASPECT lounge, dining room, kitchen & UTILITY ROOM is this IMMACULATELY PRESENTED three double bedroom detached property. Benefiting from an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom and offering POTENTIAL TO EXTEND (STPP). Ideally located in a sought after semi-rural village location, just a short walk to all local amenities - Convenient access to A120/M11, Beaulieu Station & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

ENTRY:

Secure main entry door with stairs to first floor. Opening to dining room with access to lounge.

DINING ROOM:

10'10 x 8'10 (3.30m x 2.69m)

Double glazed window to front aspect, radiator, wood flooring.

KITCHEN:

10'11 x 8'3 (3.33m x 2.51m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, radiator, wood flooring.

UTILITY ROOM:

6'1 x 5'8 (1.85m x 1.73m)

Fitted matching base and wall units, roll top work surfaces, space for washing machine and tumble dryer, wall-mounted boiler (in cupboard), radiator, wood flooring. Door to rear garden.

CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash back, radiator, wood flooring.

LOUNGE:

15'6 x 10'7 (4.72m x 3.23m)

Double glazed windows to front and rear aspects, central gas fireplace with surround, radiator, carpeted flooring. Double doors to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed windows to rear aspect, radiator, carpeted flooring.

MASTER BEDROOM:

11'4 x 10'10 (3.45m x 3.30m)

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

EN-SUITE:

Opaque double glazed window to front aspect, enclosed single shower unit, low level WC, inset wash hand basin, heated towel rail, wood flooring.

BEDROOM TWO:

9'11 x 8'3 (3.02m x 2.51m)

Double glazed window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

BEDROOM THREE:

11'3 x 10'5 (3.43m x 3.18m)

Double glazed window to front aspect, built-in wardrobes and airing cupboard, radiator, carpeted flooring.

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, radiator, tiled flooring.

EXTERIOR:

REAR GARDEN:

Spacious South-facing garden comprising patio area extending across property rear with remainder mainly laid to lawn, raised decking area to rear, timber built storage shed, access into garage, gate to carport.

GARAGE, CARPORT & PARKING:

Detached garage fitted with power, lighting and up & over door. Gated carport with driveway for two vehicles.

AGENTS NOTES:

Council Tax Band: D

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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