



## Shimbrooks

Freehold  
Tax Band: C

Great Leighs, Chelmsford, CM3 1SG

**Guide Price £315,000**



Benefiting from a spacious lounge, CONSERVATORY plus d/stairs cloakroom with a MODERN kitchen and TWO allocated parking spaces is this well-presented TWO/THREE bedroom end-terrace property. Offering a private, UNOVERLOOKED rear garden and ideally tucked away in a quiet MEWS LOCATION within the sought after village of Great Leighs. Within easy reach of local amenities, village Primary School and within close proximity to A120/M11, Felsted & Chelmsford. Ideal for first time buyers!!



# Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, radiator, laminate flooring and smooth ceiling.

### CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring and smooth ceiling.

### KITCHEN:

9'68 x 6'26 (2.74m x 1.83m)

Double glazed window to front aspect, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), laminate flooring and smooth ceiling with sunken spotlights.

### LOUNGE / DINER:

13'94 x 13'27 (3.96m x 3.96m)

Double glazed window to rear aspect, under stairs storage cupboard, radiator, laminate flooring and smooth covered ceiling. French doors onto conservatory.

### CONSERVATORY:

12'52 x 9'66 (3.66m x 2.74m)

Part UPVC and part brick construction with polycarbonate roof, laminate flooring with under floor heating and French doors onto rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Loft access, carpeted flooring and smooth ceiling.

### MASTER BEDROOM:

13'39 max x 8'52 (3.96m max x 2.44m)

Double glazed window to front aspect, large recess for wardrobes, built-in storage cupboard, carpeted flooring and smooth coved ceiling.

### BEDROOM TWO:

9'9 x 6'4 (2.97m x 1.93m)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### BEDROOM THREE:

9'9 x 6'7 max (2.97m x 2.01m max)

Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

### BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, vinyl flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Private and enclosed rear garden comprising large hard landscaped patio area with areas of artificial lawn and decorative stone, gated side access.

#### DRIVEWAY & PARKING:

Driveway parking for one vehicle to property frontage and additional allocated parking space to property rear.

#### AGENTS NOTES:

Council Tax Band: C

For further information regarding this property, please contact 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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