HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS



Glovers

Freehold
Tax Band: F

Great Leighs, Chelmsford, CM3 1PY

Offers In Excess Of £600,000

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Boasting NO ONWARD CHAIN, an UNOVERLOOKED & generously sized rear garden plus a TRIPLE GARAGE (potential to convert*) with driveway parking is this VERSATILE four double bedroom detached property. Benefiting from a 20' BAY-FRONTED lounge, DUAL ASPECT kitchen/breakfast room with UTILITY and a bay-fronted DINING/PLAYROOM. Offering an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom, a sizeable reception hall and ideally tucked away in a CUL-DE-SAC location within the highly regarded village of Great Leighs. Convenient access to all local village amenities, A120/M11, Beaulieu Station & Chelmsford City Centre/Mainline Station. Call leading local property experts Hamilton Piers to view!







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

GROUND FLOOR ACCOMMODATION:

RECEPTION HALL:
17'9 x 6'10 (5.41m x 2.08m)
Secure main entry door, stairs to first floor, under stairs storage cupboard, radiator, tiled flooring.

CLOAKROOM:
Low level WC, pedestal wash hand basin, radiator, tiled flooring.

LOUNGE:
20'3 x 12'10 (6.17m x 3.91m)
Two double glazed window to front aspect, central gas fireplace with surround, two radiators, wood flooring. French doors to rear garden.

KITCHEN / BREAKFAST ROOM:
15'9 x 14'3 (4.80m x 4.34m)
Double glazed window to side aspect, a series of matching base and wall units, edged 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, two radiators, tiled flooring. French doors to rear garden.

UTILITY ROOM:
6'5 x 5'4 (1.96m x 1.63m)
Double glazed window to side aspect, matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring.

DINING / PLAYROOM:
15'2 x 10'4 (4.62m x 3.15m)
Double glazed bay window to front aspect, central gas fireplace with surround, radiator, carpeted flooring.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to rear aspect, airing cupboard, loft access, radiator, carpeted flooring.

MASTER BEDROOM:
13'5 x 11'9 (4.09m x 3.58m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

EN-SUITE:
Opaque double glazed window to front aspect, enclosed and fully tiled double shower, low level WC, pedestal wash hand basin, radiator.

BEDROOM TWO:
15'10 x 10'5 (4.83m x 3.18m)
Double glazed windows to front and rear aspects, fitted wardrobes, two radiators, carpeted flooring.

BEDROOM THREE:
12'11 x 10'1 (3.94m x 3.07m)
Double glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

BEDROOM FOUR:
11'8 x 8'2 (3.56m x 2.49m)
Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:
Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, radiator.

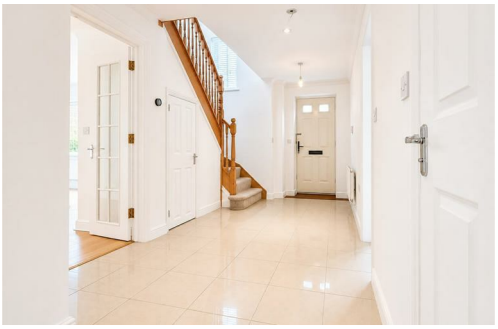
EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising a raised patio area to property rear, remainder mainly laid to lawn with additional raised patio area, gated side access, access door to triple garage.

TRIPLE GARAGE, DRIVEWAY & PARKING:
Triple garage fitted with power, lighting and up & over doors. Driveway parking for 2-3 vehicles with further on-street parking available if required.

AGENTS NOTES:
Council Tax Band: F

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.