



## Main Road

Great Leighs, Chelmsford, CM3 1NN

**Guide Price £900,000**



**\*\*GUIDE PRICE £900,000-£950,000\*\***Boasting NO ONWARD CHAIN with POTENTIAL/plans drawn for LOFT CONVERSION, with stunning 26' kitchen/family room with separate utility room and THREE reception rooms is this substantial five bedroom EXECUTIVE detached property. Benefiting from TWO EN-SUITES plus DRESSING ROOM to master, with ANNEX POTENTIAL in detached DOUBLE GARAGE, a 'Wrap-Around' plot and driveway parking for up to 6 vehicles. Located in the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility.



# Main Road, Great Leighs, Chelmsford, CM3 1NN

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

## GROUND FLOOR ACCOMMODATION:-

### ENTRANCE HALL:

Full length double glazed windows to each side of the solid oak part-glazed entrance door, 'L-shaped' entrance hall, stairs to first floor with custom built understairs storage cupboards, two radiators, engineered oak flooring and smooth coved ceiling with sunken spotlights.

### CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, vanity wash hand basin, fully tiled, radiator, extractor fan, tiled flooring and smooth coved ceiling.

### DINING ROOM:

14'8 x 10'1 plus recess into bay (4.47m x 3.07m plus recess into bay)

Double glazed bay window to front aspect, fitted with wooden shutters and double glazed window to side aspect, radiator, carpeted flooring and smooth coved ceiling. Double doors linking to lounge.

### LOUNGE:

18'2 x 14'8 (5.54m x 4.47m)

Double glazed windows to rear aspect, gas fire with traditional stone mantelpiece and surround, two radiators, carpeted flooring and smooth coved ceiling. Double doors to rear garden.

### STUDY / SNUG:

12'1 x 10'4 (3.68m x 3.15m)

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

### KITCHEN / FAMILY ROOM:

26'1 x 14'8 (7.95m x 4.47m)

Double glazed window to front aspect with fitted wooden shutters, a series of matching base and wall units, Granite work surfaces incorporating two individual sinks with central mixer taps, built-in double oven, floating island with breakfast bar and additional storage cupboards, induction hob with extractor hood built-in overhead, integrated fridge/freezer and dishwasher, two radiators, tiled flooring and smooth ceiling with sunken spotlights. Door to side and double doors onto rear garden.

### UTILITY ROOM:

Matching base and wall units, solid oak edged work surfaces incorporating ceramic sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, tiled flooring and smooth ceiling. Door to rear garden.

## FIRST FLOOR ACCOMMODATION:-

### LANDING:

Feature arched opaque double glazed window to rear aspect, loft access (to fully boarded loft with lighting with ability to convert to further accommodation if required - further details available upon request), double width airing cupboard housing hot water tank, radiator, carpeted flooring and smooth coved ceiling.

### MASTER BEDROOM:

15'8 x 14'8 (4.78m x 4.47m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth vaulted ceiling. Doors to walk-in dressing room.

### DRESSING ROOM:

A series of fitted shelving and built-in wardrobes. Door leading onto en-suite.

### EN-SUITE TO MASTER BEDROOM:

Opaque double glazed window to rear aspect, fully tiled double shower with dual shower inc. rainfall shower overhead, panelled bath with central mixer tap, low level WC, inset 'His & Hers' circular wash hand basins, shaver point, extractor fan, heated towel rail, tiled flooring and smooth vaulted ceiling with sunken spotlights.

### BEDROOM TWO:

15' x 11'5 (4.57m x 3.48m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling. Door to Jack & Jill en-suite shower room.

### EN-SUITE SHOWER ROOM:

'Jack & Jill' en-suite shower room linked between bedrooms 2 and 4, opaque double glazed window to side aspect, single fully tiled shower with feature borrowed light enclosure, low level WC, inset circular wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### BEDROOM THREE:

12'4 x 9'7 (3.76m x 2.92m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

### BEDROOM FOUR:

14'8 x 7'9 plus recess (4.47m x 2.36m plus recess)

Double glazed window to side aspect, radiator, carpeted flooring and smooth coved ceiling. Door to Jack & Jill en-suite shower room.

### BEDROOM FIVE:

9'7 x 7'9 (2.92m x 2.36m)

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

### FAMILY BATHROOM:

Opaque double glazed window to rear aspect, panelled corner bath with central mixer tap, fully tiled single shower with unique enclosure, low level WC, bidet, inset circular wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR:-

### REAR GARDEN:

U-shaped fenced and enclosed rear garden which wraps around property, with patio area to immediate rear, newly decked area which leads to remainder, mostly laid to lawn with a series of shrubs and mature trees to borders, shed, access to garage, gated side access on both sides of property leading to driveway.

### GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with electric door, power and lighting. Block paved frontage with driveway parking for 5-6 vehicles.

### AGENTS NOTES:

The property sellers have informed us that there are plans drawn for a potential conversion to the loft space, subject to specific requirements and formal planning permission being sought. The double garage is fully detached and therefore gives potential to convert to annex accommodation, again subject to the relevant planning permissions being sought.

For further information about this property, please call 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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