HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Brickbarns

Great Leighs, Chelmsford, CM3 1JL

Offers In Excess Of £575,000

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Boasting NO ONWARD CHAIN, with FOUR reception rooms inc. 16' lounge, SNUG/PLAYROOM & STUDY plus spacious kitchen/breakfast room with separate UTILITY room is this four DOUBLE bedroom detached property. Set on a generous CORNER PLOT, offering a TANDEM GARAGE with driveway parking for FIVE vehicles and located in the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility.

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The accommodation, with approximate room sizes, as follows:

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Stairs to first floor, under stairs storage cupboards, radiator, smooth ceiling.

CLOAKROOM:
Low level WC, pedestal wash hand basin, radiator, extractor fan, vinyl flooring and smooth ceiling.

DINING ROOM:
15'6 x 9'1 (4.72m x 2.77m)
Double glazed window to front aspect and two double glazed windows to side aspect, radiator, laminate flooring and smooth coved ceiling.

KITCHEN/BREAKFAST ROOM:
12'6 x 11'7 (3.81m x 3.53m)
Double glazed window to rear aspect, a series of matching base and wall units, wooden effect roll top work surfaces incorporating ceramic sink with central mixer tap, built-in double NEFF oven with ceramic hob and NEFF extractor hood, built-in NEFF microwave oven and full-length fridge, built-in dishwasher, tiled flooring and smooth ceiling with sunken spotlights.

UTILITY ROOM:
Double glazed window to rear aspect, base and fitted wall units, single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, extractor fan, radiator, tiled flooring and smooth ceiling. Door to rear garden.

LOUNGE:
16'3 x 11'7 (4.95m x 3.53m)
Double doors to rear garden with double glazed full-length windows to each side, gas fireplace with marble hearth and surround, radiator, carpeted flooring and smooth coved ceiling.

STUDY:
7'6 x 6 (2.29m x 1.83m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

SNUG/PLAY ROOM:
10'2 x 9'8 + recess into bay (3.10m x 2.95m + recess into bay)
Double glazed bay window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

FIRST FLOOR ACCOMMODATION:-

GALLERIED LANDING:
Double glazed window to front aspect, double airing cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
16'5 x 11'9 (5.00m x 3.58m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed double shower, fully tiled, inset WC, vanity wash hand basin, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
13'6 x 11'9 (4.11m x 3.58m)
Double glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:
13'7 x 9'8 max (4.14m x 2.95m max)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:
9'8 x 9'4 (2.95m x 2.84m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BATHROOM:
P-shaped panelled bath with shower over, low level WC, vanity wash hand basin, fully tiled, heated towel rail, fitted storage cupboard, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:-

REAR GARDEN:
Part-walled, part-fenced rear garden with recently fitted decking area to immediate rear, remainder laid to lawn with decorative stone beds to borders with mature trees. Access to garage.

GARAGE, DRIVEWAY & PARKING:
Tandem garage fitted with up and over door, power and lighting with access door to rear garden, driveway parking for up to five vehicles.

FRONT GARDEN:
Set on a corner plot with block paving to entire frontage, pathway to front door and access to garage.

AGENTS NOTES:
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.