



School Lane

Great Leighs, Chelmsford, CM3 1NL

Guide Price £475,000



****GUIDE PRICE £475,000-£500,000****Boasting plenty of original CHARACTER FEATURES, a 22' lounge with EXPOSED BEAMS, a spacious kitchen with UTILITY room & separate dining room, plus a wonderful UNOVERLOOKED rear garden with 15' DETACHED WORKSHOP is this three bedroom 17th Century PART-THATCHED cottage. Offering impressive ground floor accommodation, three generously sized bedrooms, GARAGE & driveway for 2 vehicles and located in a sought after village location. Close proximity to the A120/M11, Felsted & Chelmsford - Internal viewings essential!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entrance door, window to side aspect, coat cupboard, radiator, carpeted flooring and smooth ceiling. Doors to cloakroom and inner hall.

CLOAKROOM:

Low level WC, inset wash hand basin with tiled splash backs, extractor fan, carpeted flooring.

INNER HALL:

Stairs to first floor, radiator, carpeted flooring and smooth ceiling. Open to lounge, dining room and kitchen.

LOUNGE:

22'9 x 9'5 (6.93m x 2.87m)

Windows to front aspect, open place with central fireplace surround in exposed brick and matching hearth, three radiators, corner bar, original beams and timbers and carpeted flooring.

DINING ROOM:

14'7 x 7'6 (4.45m x 2.29m)

Window to rear aspect, radiator, wall lights in arched recess, storage cupboard, carpeted flooring plus Parquet flooring to arched recess.

KITCHEN:

13'9 x 9'6 (4.19m x 2.90m)

Window to rear aspect, a series of matching base and wall units, roll top edged work surfaces with matching upstaged incorporating single ceramic sink with central mixer tap and drainer, built-in Neff double electric oven, electric hob with extractor fan over, space for fridge/freezer, breakfast bar with units under, tiled flooring and smooth ceiling. Sliding door to utility room and door to rear lobby.

UTILITY ROOM:

Window to side aspect, range of base units with work surfaces over incorporating a single sink unit, space for washing machine, boiler, tiled flooring and smooth ceiling.

REAR LOBBY:

Polycarbonate roof, space for tumble dryer, pebble stone resin floor. French doors with side windows to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to side aspect, loft access, walk-in cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

13'10 x 8'5 plus door recess (4.22m x 2.57m plus door recess)

Double glazed window to rear aspect, built-in wardrobe, radiator, eaves storage cupboard, carpeted flooring and smooth ceiling.

BEDROOM TWO:

12'8 x 9'7 (3.86m x 2.92m)

Double glazed window to front aspect, built-in cupboard, radiator, original exposed beams, carpeted flooring and smooth ceiling.

BEDROOM THREE:

9'5 x 9'3 (2.87m x 2.82m)

Double glazed window to front aspect, radiator, original exposed beams, carpeted flooring and smooth ceiling.

BATHROOM:

Window to side aspect, enclosed and fully tiled shower, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, carpeted flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Landscaped rear garden commencing with patio area, remainder mainly laid to lawn with well stocked borders, vegetable patch, summerhouse (with double powerpoint), pumped water feature and access to garage and gated access to front.

WORKSHOP:

15'11 x 10'2 (4.85m x 3.10m)

Double glazed window, internally fitted with power and lighting.

GARAGE, DRIVEWAY & PARKING:

Driveway for two vehicles leading to attached garage, fitted with power, lighting and up & over door.

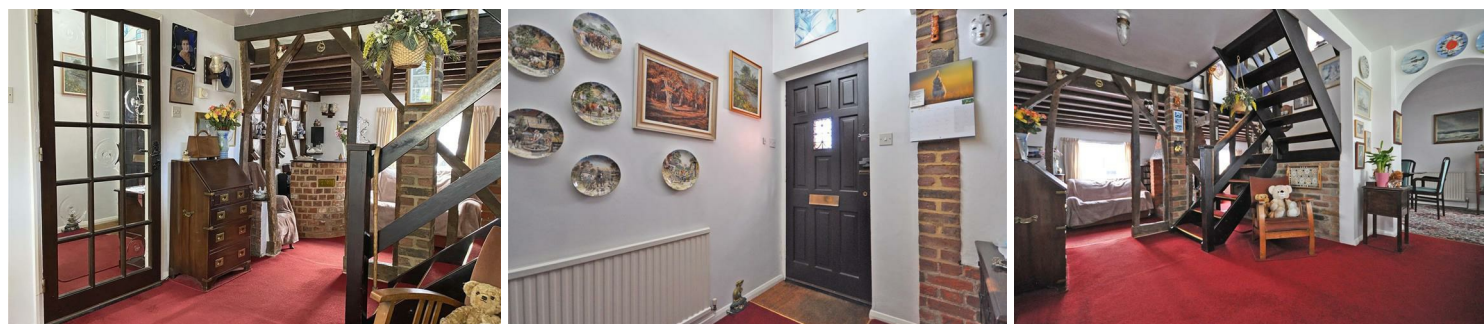
AGENTS NOTES:

The roof has been re-thatched within the last 2 years and the flat garage roof is currently being re-installed as new.

We believe the property dates back to the 17th Century and offers a wealth of character and original features throughout.

For further information about this property, please call Sole Agents, 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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