HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Brickbarns

Freehold
Tax Band: E

Great Leighs, Chelmsford, CM3 1JJ

Guide Price £375,000

3 3 2

Offered with NO ONWARD CHAIN and boasting a generously sized UNOVERLOOKED rear garden, a 15' DUAL ASPECT lounge & separate dining room plus d/stairs cloakroom, kitchen & UTILITY room is this well-proportioned three bedroom LINK-DETACHED property. Benefiting from a GARAGE & parking, EN-SUITE to master bedroom plus family bathroom and POTENTIAL TO EXTEND (STPP). Ideally located in the popular village of Great Leighs within walking distance to local shop/amenities and Primary School - Just 4 miles to Chelmsford's Park & Ride facility and easy access to A120/M11, Felsted & Chelmsford.

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

GROUND FLOOR ACCOMMODATION:

ENTRY:
Entry into open hallway with stairs to first floor, laminate flooring and smooth coved ceiling. Opening into dining room.

LOUNGE:
15'06 x 10'06 (4.72m x 3.20m)
Double glazed window to front aspect, central gas fireplace, radiator, carpeted flooring and smooth coved ceiling. Double doors onto rear garden.

DINING ROOM:
11'10 x 8'10 (3.61m x 2.69m)
Double glazed window to front aspect, radiator, laminate flooring and smooth coved ceiling.

KITCHEN:
9'11 x 8'09 (3.02m x 2.67m)
Double glazed window to rear 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, space for fridge/freezer and dishwasher, vinyl flooring and smooth ceiling.

UTILITY ROOM:
Matching base and wall units, edged work surfaces incorporating single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler, radiator, vinyl flooring and smooth ceiling.

CLOAKROOM:
Low level WC, inset wash hand basin with tiled splash backs, radiator, extractor fan, vinyl flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:
Loft access, airing cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:
12'07 x 11'05 (3.84m x 3.48m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed and allot tiled double shower, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling.

BEDROOM TWO:
10'06 x 10'08 max to 9'01 (3.20m x 3.25m max to 2.77m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth ceiling.

BEDROOM THREE:
9'07 x 6'09 (2.92m x 2.06m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth ceiling.

FAMILY BATHROOM:
Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin with tiled splash backs, shaver point, extractor fan, radiator, vinyl flooring and smooth ceiling.

EXTERIOR:

REAR GARDEN:
Unoverlooked and sizeable rear garden enclosed by fencing and comprising patio area across property rear with remainder mainly laid to lawn, access door to garage.

GARAGE, DRIVEWAY & PARKING:
Single garage fitted with power, lighting and up & over door. Parking to front and rear of property (garage accessed via the rear).

AGENTS NOTES:
Council Tax Band: E

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL

At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).
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.