



Shimbrooks

Great Leighs, Chelmsford, CM3 1SG

Offers In Excess Of £375,000



Benefiting from a **RECENTLY FITTED KITCHEN**, plus 15' lounge/diner with BI-FOLDING doors onto the rear garden and set in **IMMACULATE** decorative order throughout is this modern three **DOUBLE** bedroom property. Offering an **EN-SUITE** to master bedroom, accommodation set over three floors & **DRIVEWAY** parking for two vehicles, and **POTENTIAL TO EXTEND** (stpp). Located in the sought after village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility and in close proximity to the A120/M11 & Felsted.



Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, tiled flooring, smooth ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

LOUNGE / DINING ROOM:

15'05 x 13'01 (4.70m x 3.99m)

Radiator, solid wood flooring, smooth ceiling, double glazed Bi-fold doors to rear garden.

KITCHEN:

11'09 x 5'11 (3.58m x 1.80m)

Double glazed window to front aspect, matching wall and base units with Quartz work surfaces, one and a half bowl sink and drainer with central mixer taps, built-in oven, gas hob, extractor hood, integrated fridge/freezer, dishwasher and washing machine, wall mounted boiler, tiled flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:

13'00 x 9'03 (3.96m x 2.82m)

Double glazed window to rear aspect, built-in wardrobes, radiator, wood flooring, smooth ceiling.

BEDROOM THREE:

13'00 x 9'04 (3.96m x 2.84m)

Double glazed windows to front aspect, radiator, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:

Deep set bath with central mixer taps, low level WC,

pedestal wash hand basin, heated towel rail, airing cupboard, tiled flooring, smooth ceiling.

SECOND FLOOR ACCOMMODATION:

MASTER BEDROOM:

13'01 x 13'01 max (3.99m x 3.99m max)

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

EN-SUITE TO MASTER BEDROOM:

Velux window to rear aspect, enclosed double shower unit with rainfall shower head, fully tiled walls, inset WC, vanity wash hand basin, tiled flooring with underfloor heating, smooth ceiling.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden with patio area to immediate rear, pathway leading to rear access gate, central shingle area, shed.

DRIVEWAY & PARKING:

Driveway parking for two vehicles at the front of the property.

AGENTS NOTES:

For further information please contact 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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