HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

School Lane

Great Leighs, Chelmsford, CM3 1NL

Offers In Excess Of £1,100,000

4 3 2

VACANT POSSESSION! Boasting a substantial 3.1 ACRE PLOT with GATED ENTRY, four DOUBLE bedrooms & TWO EN-SUITES is this immaculately presented CHALET BUNGALOW. Offering wonderful views of open countryside, a DETACHED GARAGE, stables & set in a semi-rural village location.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:
Double glazed window to front aspect, stairs to first floor, solid wood flooring, smooth ceiling.

LOUNGE:
20'06 x 14'06 (6.25m x 4.42m)
Double glazed bay window to front aspect, open plan to kitchen, fireplace surround with log burner, underfloor heating, solid wood flooring, smooth ceiling.

KITCHEN / DINING ROOM:
21'03 x 12'09 (6.48m x 3.89m)
Matching wall and base units with edged work surfaces, one and a half bowl sink with drainer and central mixer taps, built-in oven with additional built-in combination oven, electric hob with extractor hood over, integrated dishwasher, space for American fridge/freezer, breakfast bar and floating island, underfloor heating, solid wood flooring, smooth ceiling. Bi-folding doors to rear garden.

UTILITY ROOM:
Matching wall and base units, bowl sink and drainer with central mixer taps, space for washing machine and tumble dryer, solid wood flooring, smooth ceiling. Double glazed door to rear garden.

BEDROOM TWO:
17'09 x 13'00 (5.41m x 3.96m)
Double glazed window to rear aspect, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM TWO:
Double glazed opaque window to rear aspect, enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, radiator, tiled flooring, smooth ceiling.

BEDROOM THREE:
14'03 x 10'00 (4.34m x 3.05m)
Double glazed window to front aspect, carpeted flooring, smooth ceiling.

FAMILY BATHROOM:
Double glazed opaque window to front aspect, freestanding bath with central mixer taps, low level WC, pedestal wash hand basin, radiator, solid wood flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

MASTER BEDROOM:
19'03 x 19'00 (5.87m x 5.79m)
Double glazed windows to front and rear aspects, walk-in wardrobe, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO MASTER BEDROOM:
Enclosed shower unit, partly tiled walls, low level WC, pedestal wash hand basin, smooth ceiling.

BEDROOM FOUR:
17'09 x 17'06 (5.41m x 5.33m)
Double glazed windows to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EXTERIOR:

FRONT:
Gated driveway set behind brick wall to front boundary, shingle driveway, raised lawn area, detached garage and driveway parking for several cars.

REAR GARDEN: (Plot totalling approx 3.1 acres)
Enclosed rear garden with raised patio area, Koi pond, kennels with 3 unit standing, shed, boiler house, side access to garage, garden split with timber post and rail fence opening to meadow with natural clay pond, mature trees and access via gate to rear. There is a second gated entrance to the rear grounds which gives vehicular access to the stables, manege and property rear.

GARAGE, DRIVEWAY AND PARKING:
Detached garage with electric up and over doors, power and lighting. The garage also contains an upper storage room (accessible via ladder) with glass front and a vaulted ceiling (to standing height). Gated driveway parking for several vehicles.

AGENTS NOTES:
For further information please contact Hamilton Piers.

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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.