



Glovers

Freehold
Tax Band: G

Chelmsford, CM3 1PY

Offers In Excess Of £775,000



Boasting an UNOVERLOOKED & landscaped rear garden, THREE reception rooms inc. 27' DUAL ASPECT lounge and STUDY/PLAYROOM plus a DOUBLE GARAGE with driveway parking for 5-6 vehicles is this substantial five double bedroom detached property. Benefiting from TWO EN-SUITES (with Juliette balcony to master bedroom), family bathroom & d/stairs cloakroom, a sizeable 26' L-SHAPED kitchen/diner plus utility room and 26' CONSERVATORY. Ideally tucked away in a CUL-DE-SAC location within the popular village of Great Leighs, just walking distance to all local amenities with convenient access to A120/M11, Beaulieu Station & Chelmsford City Centre and Mainline Station.



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

GROUND FLOOR ACCOMMODATION:

RECEPTION HALL:

Double glazed windows to front aspect, secure composite main entry door, central staircase with open under stairs area, radiator, solid wood flooring.

CLOAKROOM:

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

LIVING ROOM:

26'3 x 12'8 (8.00m x 3.86m)

Double glazed windows to front aspect, central Inglenook fireplace with brick surround flanked by double glazed windows to each recess, two radiators, wood flooring. French doors to conservatory.

STUDY / PLAYROOM:

12'8 x 9'6 (3.86m x 2.90m)

Double glazed window to front aspect, radiator, carpeted flooring.

KITCHEN / DINER:

25'9 x 17'0 (7.85m x 5.18m)

Double glazed windows to side and rear aspects, a series of matching base and wall units, edged work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, Ringmaster double oven with gas hob and extractor hood over, integrated fridge/freezer, wine cooler and dishwasher, breakfast bar, two radiators, tile effect vinyl flooring. French doors to rear garden and archway opening to conservatory.

UTILITY ROOM:

7'10 x 5'1 (2.39m x 1.55m)

Matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine and tumble dryer, wall-mounted boiler, radiator, vinyl flooring. Composite secure side door (accessing driveway).

CONSERVATORY:

26'5 x 8'9 (8.05m x 2.67m)

Park brick and part UPVC construction with polycarbonate roof, radiator, laminate flooring. French doors to rear garden.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed window to front aspect, loft access, airing cupboard, radiator, carpeted flooring.

MASTER BEDROOM:

21'6 max x 20'6 max (6.55m max x 6.25m max)

Double glazed windows to side and rear aspects, a series of built-in wardrobes, two radiators, carpeted flooring. Double doors to Juliette balcony.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, panelled bath with central mixer tap and shower attachment, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

BEDROOM TWO:

12'9 x 8'10 (3.89m x 2.69m)

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

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled double shower unit, low level WC, pedestal wash hand basin, radiator, vinyl flooring.

BEDROOM THREE:

11'8 x 9'1 plus door recess (3.56m x 2.77m plus door recess)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

BEDROOM FOUR:

12'10 x 7'8 (3.91m x 2.34m)

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

BEDROOM FIVE:

10'8 x 7'3 (3.25m x 2.21m)

Double glazed window to rear aspect, radiator, laminate flooring.

FAMILY SHOWER ROOM:

Opaque double glazed window to side aspect, fully tiled double shower set behind glass enclosure, inset WC, vanity wash hand basin, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Landscaped rear garden, unoverlooked and enclosed by fencing, comprising a patio area extending across the property rear and sides, central area laid to lawn with mature shrub borders, raised decking area with glass balustrades, Summer House, access into double garage and gated side access.

DOUBLE GARAGE & DRIVEWAY:

Detached double garage fitted with power, lighting and up & over doors. Driveway parking for 5-6 vehicles.

AGENTS NOTES:

Council Tax Band: G

For further information regarding this property, 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.

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