



Main Road

Great Leighs, Chelmsford, CM3 1NN

Guide Price £900,000

**Freehold
Tax Band: G**



Prestige Homes by Hamilton Piers are delighted to offer for sale this EXECUTIVE five bedroom detached property, boasting private South-West facing WRAP-AROUND gardens, a 28' bespoke TRIPLE ASPECT kitchen/diner with adjoining utility room plus THREE reception rooms inc. a BAY-FRONTED office, sizeable 18' lounge and SNUG/PLAYROOM. Benefiting from a detached DOUBLE GARAGE (potential to convert*) with driveway for 4 vehicles, positioned in a tucked away PRIVATE ROAD setting and offering over 3,000 SQFT of VERSATILE living accommodation. Offering TWO EN-SUITES plus a REFFITED family bathroom and d/stairs cloakroom and an impressive VAULTED master bedroom with adjoining dressing room. Ideally situated in the highly regarded village of Great Leighs, just a short walk to all local amenities, Primary School & bus routes. Convenient access to Felsted, A120/M11 & Chelmsford. Internal viewings highly advised - Call Hamilton Piers to view!!



Main Road, Great Leighs, Chelmsford, CM3 1NN

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Double glazed windows to front aspect, stairs to first floor, custom built under stairs storage cupboards, two radiators, oak flooring.

CLOAKROOM:

Opaque double glazed window to rear aspect, low level WC, vanity wash hand basin, radiator, tiled flooring.

LOUNGE:

18'7 x 14'11 (5.66m x 4.55m)

Double glazed gable-ended double glazed windows to rear aspect, central fireplace with surround, two radiators, carpeted flooring. French doors to rear aspect.

OFFICE / PLAYROOM:

14'11 x 9'9 (4.55m x 2.97m)

Double glazed window to side aspect and double glazed bay window to front aspect (fitted with plantation shutters), radiator, carpeted flooring. Internal double doors to lounge.

SNUG:

12'4 x 10'4 (3.76m x 3.15m)

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

KITCHEN / DINER:

28'8 x 15'0 (8.74m x 4.57m)

Double glazed windows to front, side and rear aspects with plantation shutters fitted to bay-front facing window, a series of matching base and wall units, edged work surfaces incorporating twin sinks with central mixer taps, built-in double oven, space for American fridge/freezer, integrated fridge/freezer and dishwasher, floating island with central induction hob and overhead ceiling extractor, radiator, tiled flooring. Secure door to side aspect and French doors to rear aspect.

UTILITY ROOM:

10'2 x 6'3 (3.10m x 1.91m)

Double glazed window to rear aspect, matching base and wall units, edged work surfaces in oak incorporating a ceramic sink with central mixer hose tap, space for washing machine and tumble dryer, wall-mounted boiler, radiator, tiled flooring. Secure door to rear aspect.

FIRST FLOOR ACCOMMODATION:

LANDING:

Tall double glazed feature arch window to rear aspect, built-in double airing cupboard, loft access, radiator, carpeted flooring.

MASTER BEDROOM:

16'3 x 14'8 (4.95m x 4.47m)

Double glazed window to front aspect, radiators, carpeted flooring and high vaulted ceiling.

DRESSING AREA:

A series of built-in and fitted wardrobes and shelving units, built-in cupboard, radiator, carpeted flooring, vaulted ceiling.

EN-SUITE:

14'8 x 8'7 (4.47m x 2.62m)

Opaque double glazed windows to rear aspect, walk-in double shower set behind glass enclosure, panelled bath with central mixer tap, low level WC, inset twin sinks with central mixer taps, two heated towel rails, tiled flooring, vaulted ceiling.

BEDROOM TWO:

15'0 x 11'7 (4.57m x 3.53m)

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

JACK & JILL EN-SUITE:

Opaque double glazed window to side aspect, walk-in shower unit, low level WC, inset sink, heated towel rail, tiled flooring.

BEDROOM THREE:

14'11 x 7'4 (4.55m x 2.24m)

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

BEDROOM FOUR:

12'9 x 9'7 (3.89m x 2.92m)

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

BEDROOM FIVE:

9'9 x 7'11 (2.97m x 2.41m)

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

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, freestanding bath with central mixer tap and shower attachment, walk-in double shower, inset WC, vanity twin sinks, heated towel rail, tiled flooring.

EXTERIOR:

REAR GARDEN:

Wrap-around gardens comprising areas of paved terraces for entertaining, raised decking areas, mature trees and shrubs to borders with Summer House, remainder mainly laid to lawn with gated side access to both sides of the property and access into double garage.

DOUBLE GARAGE & DRIVEWAY PARKING:

Detached double garage fitted with power, lighting and electric up & over doors. Driveway parking for four vehicles.

AGENTS NOTES:

Council Tax Band:

For further information regarding this property, please contact Prestige Homes by 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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