



Tax Band:

Brickbarns old record

Great Leighs, Chelmsford, CM3 1JJ

Asking Price £575,000



Boasting FOUR reception rooms inc. 17' FAMILY ROOM, study, 17' DUAL ASPECT lounge plus dressing room & TWO EN-SUITES is this four bedroom DETACHED home. Offering UNOVERLOOKED garden, DOUBLE GARAGE & located just 4 miles to Chelmsford's Park & Ride.



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advert summary

Hamilton Piers, the leading local property specialists in Great Leighs, are delighted to bring to the market for sale this modern four bedroom DETACHED property, boasting FOUR reception rooms inc. 17? FAMILY ROOM, study, 17? DUAL ASPECT lounge plus dressing room to master & TWO EN-SUITES. Also offering an UNOVERLOOKED rear garden, DOUBLE GARAGE plus driveway parking.

The property is ideally located in the sought after village of Great Leighs, just walking distance from a host of local amenities and within close proximity of the A120/M11 & Felsted. Chelmsford City Centre is located just 10-15mins away (by car) and additionally, Chelmsford's Park & Ride facility is situated just 4 miles away, offering a regular service to the station.

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

GROUND FLOOR ACCOMMODATION:-

ENTRANCE HALL:

Double glazed opaque windows to front aspect, stairs to first floor, radiator, understairs storage cupboard, wood flooring, smooth ceiling.

CLOAKROOM:

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

LOUNGE: (17'00" x 11'07")

Double glazed window to side and rear aspects, fireplace surround, radiator, carpeted flooring, smooth ceiling, double glazed french doors to rear aspect.

DINING ROOM: (13'07" x 8'11")

Double glazed windows to front aspect, radiator, wood flooring, smooth ceiling, double doors to entrance hall.

KITCHEN: (12'07" x 9'02")

Open plan to family room, double glazed window to rear aspect, marble work surfaces, a series of matching wall and base units, one and a half bowl sink and drainer with central mixer taps, Range cooker with extractor hood over, space for American style fridge/freezer, integrated dishwasher, breakfast bar, tiled flooring, smooth ceiling, door to utility room.

FAMILY ROOM: (17'01" x 9'03")

Open plan to kitchen, double glazed windows to rear aspect, radiator, wood flooring, smooth ceiling, double glazed french doors to rear aspect.

UTILITY ROOM:

Matching wall and base units with edged work surfaces, bowl sink and drainer with central mixer taps, tiled splashbacks, space for washing machine and tumble dryer, radiator, tiled flooring, smooth ceiling. Door to double garage.

STUDY: (11'07" x 6'10")

Double glazed windows to front and side aspects, radiator, wood flooring, smooth ceiling.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Galleried landing, loft access, airing cupboard, radiator, carpeted flooring, smooth ceiling.

MASTER BEDROOM: (13'06" x 11'11")

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

DRESSING ROOM:

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

EN-SUITE TO MASTER BEDROOM:

Double glazed opaque window to rear aspect, enclosed double shower unit, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM TWO: (12'07" x 9'04")

Double glazed windows to rear aspect, built-in wardrobes, radiator, carpeted flooring, smooth ceiling.

EN-SUITE TO BEDROOM TWO:

Enclosed double shower unit, low level WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

BEDROOM THREE: (11'10" x 10'08")

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

BEDROOM FOUR: (9'08" x 8'06")

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

FAMILY BATHROOM:

Double glazed window to rear aspect, enclosed shower unit, panelled bath with mixer taps, inset WC, inset wash hand basin, heated towel rail, tiled flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden, mainly laid to lawn with mature borders, raised decking area, hardstanding paved area leading to side gate and door to double garage.

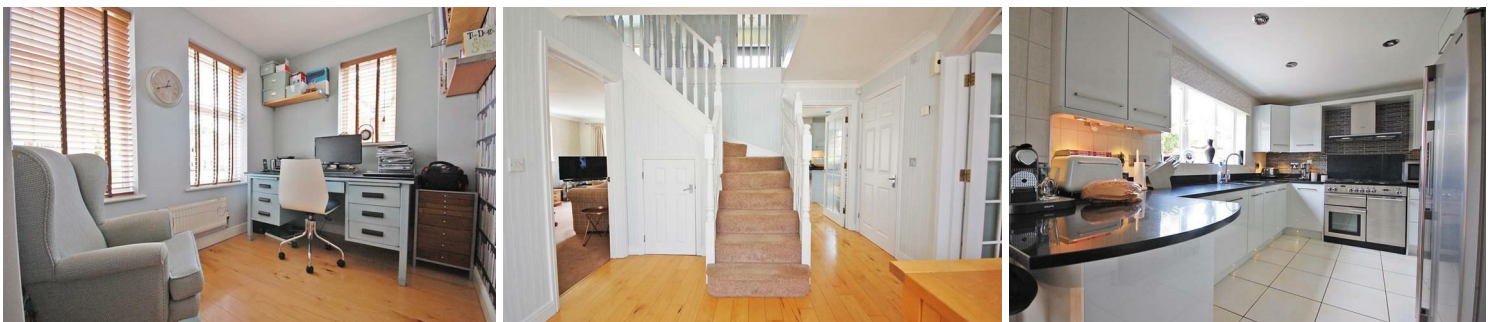
GARAGE, DRIVEWAY AND PARKING:

Double garage with up and over doors, light and power, parking for 4/5 cars.

AGENTS NOTES:

For further information please contact Hamilton Piers on (01376) 341141.

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.

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