



Shimbrooks

Great Leighs, Chelmsford, CM3 1SG

Offers In Excess Of £350,000



Benefiting from a modern 15' lounge/diner plus CONSERVATORY, with EN-SUITE to master bedroom and presented in IMMACULATE condition throughout is this three DOUBLE bedroom TOWN HOUSE. Offering TWO allocated parking spaces, set in a CUL-DE-SAC location within the popular village of Great Leighs, just 4 miles to Chelmsford's Park & Ride facility.



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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)

Double glazed window to rear aspect, radiator, laminate wood flooring, smooth ceiling. Double glazed french doors to conservatory.

KITCHEN:

11'06 x 5'11 (3.51m x 1.80m)

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

CONSERVATORY:

12'06 x 6'06 (3.81m x 1.98m)

UPVC construction with polycarbonate roof, laminate wood flooring, double glazed french doors to rear garden.

FIRST FLOOR ACCOMMODATION:-

LANDING:

Radiator, carpeted flooring, smooth ceiling.

BEDROOM TWO:

13'02 x 9'03 (4.01m x 2.82m)

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

BEDROOM THREE:

13'01 x 8'09 max (3.99m x 2.67m max)

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

SECOND FLOOR ACCOMMODATION:-

LANDING:

Storage cupboard / built-in wardrobe, carpeted flooring, smooth ceiling.

MASTER BEDROOM:

14'08 x 13'01 (4.47m x 3.99m)

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

EN-SUITE TO MASTER BEDROOM:

Velux window, enclosed shower cubicle, partly tiled walls, low level WC, pedestal wash hand basin, radiator, vinyl flooring, smooth ceiling.

EXTERIOR:-

REAR GARDEN:

Enclosed rear garden with artificial grass, raised decking area, rear access via a gate.

DRIVEWAY & PARKING:

Driveway parking for 2 vehicles.

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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