



## 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.



# Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

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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