HAMILTON PIERS

YOUR LOCAL PROPERTY SPECIALISTS

Main Road

Freehold
Tax Band: F

Great Leighs, Chelmsford, CM3 1ND

Guide Price £550,000

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GUIDE PRICE £550,000 - £575,000

Boasting NO ONWARD CHAIN and offering THREE reception rooms inc. 16' lounge with log burner, STUDY and SNUG/PLAYROOM plus substantial & modern kitchen/diner with UTILITY room is this IMMACULATELY PRESENTED four DOUBLE bedroom property. Benefiting from an UNOVERLOOKED rear garden, recently fitted AIR SOURCE HEAT PUMP plus a large integral garage and driveway for 3-4 vehicles. Ideally located in the sought after village of Great Leighs - Close to all local amenities & with easy access to A120/M11 & Chelmsford. Internal viewings highly advised!!

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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:
Part-glazed composite secure main entry door, stairs to first floor, radiator, oak flooring and smooth coved ceiling.

CLOAKROOM:
Opaque double glazed window to side aspect, low level WC, pedestal wash hand basin with tiled splash backs, heated towel rail, tiled flooring and smooth ceiling.

LOUNGE:
16'1 x 12'2 (4.90m x 3.71m)
Double glazed windows to rear aspect (fitted with shutters), central log burner, radiator, oak flooring and smooth coved ceiling. Double doors onto rear garden.

STUDY:
7'7 x 5'11 (2.31m x 1.80m)
Double glazed window to front aspect, radiator, oak flooring and smooth coved ceiling.

PLAY ROOM / SNUG:
11'6 x 9'10 (3.51m x 3.00m)
Double glazed bay Sash window to front aspect, radiator, oak flooring and smooth coved ceiling.

KITCHEN:
13'1 x 12'2 (3.99m x 3.71m)
A series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven and microwave oven, six ring gas hob with extractor hood over, integrated full length fridge, wine cooler and dishwasher, breakfast bar, tiled flooring with under floor heating and smooth ceiling with sunken spotlights. Opening to dining area.

DINING ROOM:
14'7 x 9'10 (4.45m x 3.00m)
Two Velux windows to rear aspect, tiled flooring with under floor heating and smooth part-vaulted ceiling with sunken spotlights. French doors onto rear garden.

UTILITY ROOM:
Double glazed window to rear aspect, a series of fitted matching base and wall units, work surfaces incorporating a single bowl sink with central mixer tap and drainer, space for washing machine, tumble dryer and freezer, tiled flooring with under floor heating and smooth ceiling. Access into garage and door to rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:
Double glazed window to front aspect, double airing cupboard, loft access, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:
16'1 x 11'6 (4.90m x 3.51m)
Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:
Opaque double glazed window to rear aspect, enclosed and fully tiled double shower unit, inset WC, vanity wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:
13'1 x 11'6 (3.99m x 3.51m)
Double glazed window to rear aspect, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM THREE:
12'9 x 9'10 (3.89m x 3.00m)
Double glazed window to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:
9'10 x 7'7 (3.00m x 2.31m)
Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:
Enclosed and fully tiled double shower unit, panelled bath with central mixer tap, low level WC, vanity wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

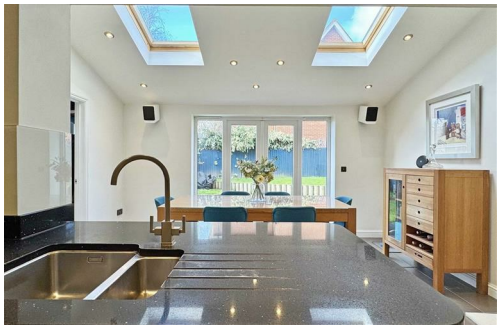
EXTERIOR:

REAR GARDEN:
Unoverlooked rear garden, enclosed by fencing and comprising decking area extending across property rear with remainder mainly laid to a raised lawn, shrub borders, storage shed.

GARAGE, DRIVEWAY & PARKING:
Integral garage (19'10 x 8'11) fitted with power, lighting and barn doors. Driveway parking for 3-4 vehicles.

AGENTS NOTES:
Council Tax Band: F

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.