



Leybourne Drive

Chelmsford, CM1 6TX

£435,000

Freehold
Tax Band: C



Boasting a **GENEROUS CORNER PLOT**, a very **IMPRESSIVE-SIZED 24' KITCHEN DINER** and **THREE DOUBLE BEDROOMS** with **EN-SUITE** to master is this **EXTENDED, DETACHED** family home, being sold with **NO ONWARD CHAIN**. Also offering a spacious lounge, refitted family bathroom, cloakroom, and a spacious garden with excellent **POTENTIAL TO EXTEND (STP)**. Ideally located close to local schools, shops and the city centre. Contact Hamilton Piers of Springfield to view!



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Ground Floor:

Entrance Hall:

UPVC entrance door to front, doors to lounge, bedroom one, stairs to first floor, radiator, wood effect flooring.

Lounge:

16'3" x 10'4" (4.95m x 3.15m)

Double glazed window to front, double doors to kitchen diner, radiator.

Kitchen Diner:

24'4" x 10'11" (7.42m x 3.33m)

Double glazed window and french doors to rear, range of wall and base units, rolled edge work surfaces with stainless steel sink inset, integrated low level oven, dishwasher, hob, door to utility room, radiator, tiled flooring.

Utility Room:

8' x 4'9" (2.44m x 1.45m)

Double glazed door to side, range of wall units, space for fridge freezer, washing machine, boiler to wall, door to cloakroom, tiled flooring.

Cloakroom:

Obscure double glazed window to side, vanity hand wash basin, low level W/C, tiled flooring.

Bedroom One:

15'10" x 10'4" > 7'8" (4.83m x 3.15m > 2.34m)

En-Suite:

Obscure double glazed window to side, fully tiled shower cubicle, low level W/C, wall mounted hand wash basin, part tiled walls, tiled flooring.

First Floor:

Landing:

Doors to bedroom two, bedroom three, family bathroom.

Bedroom Two:

16'2" x 10'5" (4.93m x 3.18m)

Double glazed window to front, radiator.

Bedroom Three:

15'2" x 7'10" max (4.62m x 2.39m max)

Double glazed window to front, radiator.

Family Bathroom:

6'1" x 5'6" (1.85m x 1.68m)

Obscure double glazed window to front, panel bath with shower mixer tap, pedestal hand wash basin, low level W/C, radiator, tiled walls and flooring.

Exterior:

Rear Garden:

Decking to immediate rear, shed, gated side access, double gates to side driveway, rest laid to lawn.

Frontage & Parking:

Two driveways one to front and one to side, for 2/3 cars, rest laid to lawn.



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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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