



Pearmains, Great Leighs, Chelmsford

Guide price £750,000



****Offered Chain Free**** A rare opportunity to purchase an exceptionally beautiful home in the popular village of Great Leighs. There is easy access to the A12, Stanstead airport and mainline railway at Chelmsford which gets you to London in thirty minutes. The house is a beautiful, double-fronted, red brick home on a quiet residential cul-de-sac. On approaching the property, you will notice there is ample parking with space for 3 or more cars off-street, as well as a large double garage for a further two vehicles.

As soon as you step inside, you are immediately struck by the large open rooms, plentiful natural light and exceptional finish. The property provides substantial entertaining space with an open-plan kitchen/dining room that opens up directly onto the large enclosed sunny garden. There is also a generously sized living room and sitting room which have direct access to the conservatory via double doors. Furthermore, there is the perfect working from home downstairs office space.

With five large double bedrooms, 3 bathrooms and 3 reception rooms, this impressive property will leave you truly stunned. Contact us to arrange an early viewing.



Ground Floor

Living Room 17'1" x 15'1" (5.21 x 4.61)
A stunning contemporary living space reaching an impressive 17ft. Light floods in through both the large window and double doors leading on to the conservatory. The wooden style flooring, fireplace and modern decor combine to create a truly remarkable room.

Sitting Room 12'9" x 8'7" (3.89 x 2.62)
This double reception room makes for the perfect entertaining. The open plan feel creates a real sense of space and allows for separate spaces to unwind or for children to play.

Kitchen/Dining 25'4" x 16'11" (7.74 x 5.17)
At the heart of the house, is this stunning open plan kitchen/dining room. There are fully fitted modern integrated appliances, wooden style flooring and ample space for both dining and relaxing. The garden and sitting room can also be accessed from the kitchen via double doors.

Conservatory 25'8" x 10'3" (7.84 x 3.13)
Currently serving as the most beautiful entertaining space, the conservatory offers panoramic garden views and can be accessed via double doors from both the sitting room and the garden. With a tiled floor and an excellent finish the conservatory provides an impressive place to entertain.

Study 12'9" x 9'7" (3.91 x 2.94)
The perfect downstairs working from home office space.

WC 5'8" x 4'10" (1.73 x 1.49)
A downstairs guest cloakroom comprising low level WC and basin.

Utility Room 7'11" x 5'7" (2.42 x 1.71)
A generously sized utility room in keeping with the contemporary decor and high quality finish of the rest of the property.

First Floor

Principal Bedroom 22'6" x 20'6" (6.88 x 6.25)
This remarkable principal bedroom is generously sized, benefitting from an ensuite bathroom. There is ample natural light from the double doors, as well as the juliet balcony which boasts pretty garden views.

Ensuite Bathroom 8'5" x 7'11" (2.58 x 2.42)
The principle ensuite bathroom comprises low level WC, shower, bath and basin.

Bedroom 2 12'9" x 9'8" (3.91 x 2.95)
A generously sized double bedroom to the front of the property with carpeted flooring, storage and a large window. This bedroom also benefits from an ensuite bathroom.

Ensuite Bathroom 7'11" x 5'7" (2.42 x 1.71)
The bedroom boasts a modern, ensuite bathroom with low level WC, shower and basin.

Bedroom 3 12'9" x 7'8" (3.89 x 2.34)
This bedroom is again of a generous size and flooded with natural light from the large window.

Bedroom 4 12'9" x 11'9" (3.89 x 3.60)
A fourth double bedroom with garden views and storage.

Bathroom 8'9" x 6'2" (2.68 x 1.90)
The family bathroom is finished to a high standard with a bath, shower, low level WC and basin.

Bedroom 5 10'5" x 8'11" (3.18 x 2.72)
The final bedroom also overlooks the garden and is of a good size. It is both airy and peaceful as are the rest of the property's bedrooms.

Outside

Garden
A large sunny garden with a patio area perfect for outside dining. This sizeable garden provides ample space for entertaining, for pets or growing families.

Double Garage 17'4" x 17'0" (5.29 x 5.20)
As well as off street parking, there is a double garage with further off street parking sufficient for 3 vehicles.

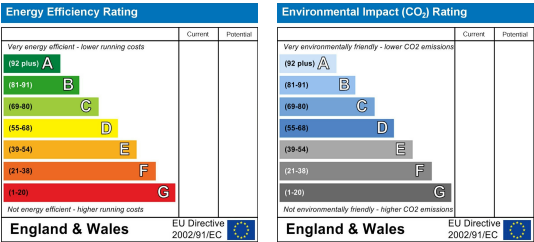
Area Map



Floor Plans



Energy Efficiency Graph



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