



Paul Mason Associates

School Lane, Great Leighs, Chelmsford, CM3 1GS  
Offers in excess of £500,000

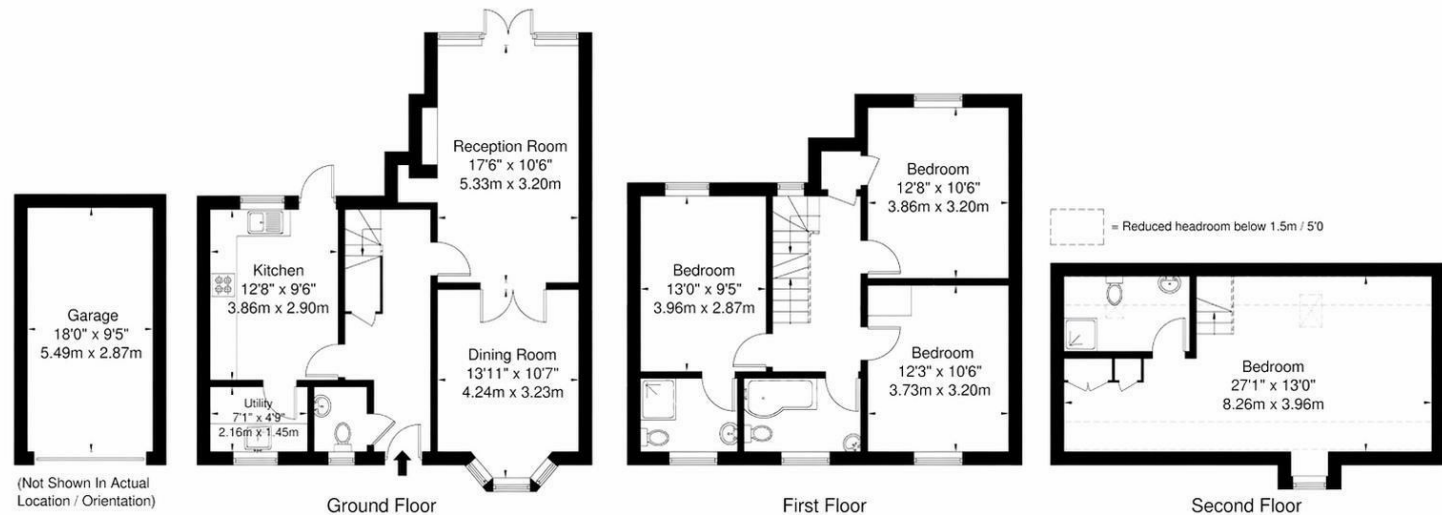
- Impressive four double bedroom home offering spacious and versatile accommodation
- Stunning top floor principal bedroom with dressing area and en-suite
- Lounge with feature fireplace and French doors to the landscaped rear garden
- Separate dining room with double doors to lounge and bay window to front aspect
- Well-appointed kitchen/breakfast room plus Utility room
- Ground floor cloakroom | First floor modern family bathroom
- Generous double bedrooms and further en-suite to bedroom two
- Beautifully maintained unoverlooked front & rear gardens with patio and mature planting
- Garage with power and lighting plus additional parking
- Situated in the sought-after Great Leighs, within easy reach of Chelmsford & transport links

Gary Townsend at Paul Mason Associates offers this beautifully presented four double bedroom home which offers spacious and versatile accommodation located in the sought-after village of Great Leighs. Highlights include a stunning top floor principal bedroom with en-suite and dressing area, a bright dual aspect lounge with French doors to the garden and doors leading into Dining room, and a well-appointed kitchen/breakfast room and Utility room. Externally, the property benefits from a well-maintained rear garden, garage with power and lighting, and allocated parking at the front and rear. The property also boasts a built-in sound system over the three floors.

Great Leighs itself is conveniently located between Braintree to the North and Chelmsford to the South, thus providing excellent road access to the A12 (for London and M25) and the A120 (leading to Stansted Airport and the M11). The property sits in the heart of this popular village and is just a short walk to the village amenities which include a Post Office/Village Shop, Public Houses, Village Hall and local school. There is a convenient bus service to Chelmsford & Braintree, which provides an extensive range of facilities for all age groups. Finally, the village boasts the country's latest Race Course which also offers further entertainment events.

### School Lane, CM3 1GS

Approximate Gross Internal Area = 158.4 sq m / 1705 sq ft  
 Garage = 15.6 sq m / 167 sq ft  
 Total = 174 sq m / 1872 sq ft



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	

## ACCOMMODATION

### DISTANCES

Chelmsford Station: 7.9 miles (Liverpool Street from 34 mins)

Beaulieu Park Station: 6.8 miles

Braintree Station: 4.9 miles

Stansted Airport: 18.2 miles

Notley High School: 4.1 miles

Chelmer Valley High School: 6.6 miles

(All distances are approximate)

### GROUND FLOOR

#### Entrance Hall

The property is entered via a part glazed front door allowing natural light to this central hallway which provides access to all the ground floor rooms. There is also understairs storage provided, Amtico flooring and a smooth coved ceiling.

#### Cloakroom

Fitted with a low level WC and wall-mounted wash hand basin with tiled splashback. The room is finished in neutral tones and benefits from a front aspect window providing natural light and ventilation. Additional features include tiled flooring and a radiator, creating a practical and well-presented space.

#### Lounge

5.26m x 3.11m (17'3" x 10'2")

A beautifully presented living room, filled with natural light via French doors opening directly onto the rear garden, creating an excellent indoor-outdoor flow. The room offers generous proportions, comfortably accommodating multiple seating arrangements, ideal for both everyday living and entertaining with the benefit of double doors opening to the dining room. A feature fireplace with decorative surround and inset gas fire forms an attractive focal point, complemented by neutral décor, coving, and soft carpeting, enhancing the sense of warmth and comfort.

#### Dining Room

3.65m x 3.12m (11'11" x 10'2")

A well-proportioned and elegantly presented dining room, offering ample space for a full-sized dining table and chairs, ideal for both formal entertaining and family meals. A large front aspect bay window provides pleasant views to the front aspect while allowing excellent natural light to fill the room. The space is finished in neutral tones with fitted carpeting and decorative coving, creating a bright yet welcoming atmosphere. Generous wall space allows for additional furniture such as a sideboard or display cabinet, making this a versatile and functional reception room, especially with the double doors opening to the main lounge.

#### Kitchen / Breakfast Room

3.73m x 2.72m (12'2" x 8'11")

A bright and well-appointed kitchen fitted with an extensive range of shaker style wall and base units, complemented by contrasting granite work surfaces and splashbacks. Integrated appliances include a double oven, gas hob with extractor hood over, fridge/freezer and dishwasher, providing a practical and functional cooking space. The room benefits from ample natural light via a rear aspect window and a glazed door opening directly onto the garden, enhancing the sense of space and connection to the outdoors. There is also sufficient room for a breakfast table, creating an ideal area for informal dining. Finished with tiled flooring and inset ceiling spotlights, the kitchen offers both style and practicality for modern day living. Access to Utility Room.

#### Utility

2.05m x 1.35 (6'8" x 4'5")

A light and airy space with glazed window to the front aspect. This practical space offers space for a washing machine plus tumble dryer, positioned under the granite effect worksurfaces which incorporates a sink/drainage unit. The flooring is tiled and there is a smooth coved ceiling.

### FIRST FLOOR

#### Landing

Providing access to the staircase to the second floor, airing cupboard, carpet to floor and smooth coved ceiling.

#### Bedroom Two

3.91m x 2.74m (12'9" x 8'11")

A well-proportioned double bedroom, enjoying a pleasant rear aspect window allowing for good levels of natural light. The room offers ample space for bedroom furniture, including wardrobes and additional storage. Finished in soft, neutral tones with fitted carpeting, the room provides a calm and comfortable setting, ideal for use as a guest bedroom or further principal bedroom.

#### En-Suite Shower Room

Fitted with a modern white suite comprising a fully enclosed shower cubicle, low level WC and pedestal wash hand basin. The room is well-presented with complementary tiling and tiled flooring, while a front aspect window provides natural light and ventilation. Recessed ceiling spotlights and extractor fan complete this clean and functional en-suite.

#### Bedroom Three

3.77m x 3.09m (12'4" x 10'1")

A well-proportioned double bedroom, enjoying a

pleasant rear aspect window allowing for good levels of natural light. The room offers ample space for bedroom furniture, including wardrobes and additional storage. Finished in soft, neutral tones with fitted carpeting.

#### Bedroom Four

3.68m x 3.09m (12'0" x 10'1")

Another well-proportioned double bedroom, this time with a pleasant front aspect allowing for good levels of natural light. The room offers ample space for bedroom furniture, including wardrobes and additional storage. Finished in soft, neutral tones with fitted carpeting.

#### Family Bathroom

A spacious and well-appointed family bathroom fitted with a contemporary white suite, featuring a 'P'-shaped bath with shower over and curved glass screen, low level WC and wash hand basin. The bath area is complemented by stylish tiled surrounds, adding a modern touch. A front aspect window provides natural light and ventilation, while recessed ceiling spotlights enhance the bright and airy feel. Finished with tiled flooring and neutral décor, this is a practical and attractive bathroom suited to modern family living.

### SECOND FLOOR

#### Bedroom One

8.15m x 3.86m (26'8" x 12'7")

An impressive and generously proportioned principal bedroom occupying the top floor, offering a bright and airy feel enhanced by dual aspect windows and skylights, allowing excellent levels of natural light throughout the day. The room provides ample space for a large bed along with additional furniture, creating a comfortable and relaxing retreat. The layout also benefits from a defined dressing area with extensive space with fitted furniture, adding to the practicality of the room. Finished in neutral tones with fitted carpeting, this is a superb main bedroom suite combining space, light and versatility.

#### En-Suite Shower Room

Serving the principal bedroom, this well-appointed en-suite is fitted with a modern white suite comprising a fully enclosed shower cubicle, low level WC and wall-mounted wash hand basin with tiled splashback. A skylight window provides natural light and ventilation, enhancing the bright and airy feel. Finished with tiled flooring and neutral décor, the room also benefits from recessed ceiling spotlights, creating a stylish and functional addition to the main bedroom suite.

### EXTERIOR

### Front & Rear Gardens

The attractive and well-maintained frontage forms part of a charming development of similarly styled homes, complemented by well-tended green space and established planting, creating a pleasant and welcoming approach. Exterior lighting and defined pathways lead to the entrance, enhancing both practicality and kerb appeal.

To the rear is a beautifully maintained garden, offering a perfect balance of lawn and patio space, ideal for both relaxation and entertaining. A paved terrace directly to the rear of the property provides an excellent area for outdoor dining, with further seating space positioned to capture the sun throughout the day. The garden is predominantly laid to lawn and enclosed by timber fencing, with well-stocked borders featuring a variety of mature shrubs, specimen trees and colourful planting, adding privacy and seasonal interest. A garden shed is positioned to the rear, providing useful storage. Overall, a highly attractive and private outdoor space, perfectly suited to family living. Gate to rear providing access to the garage and parking.

### Garage & Parking

A single garage located at the rear, fitted with an up-and-over door and benefiting from power and lighting, providing secure storage or parking with space for a work bench top the rear. In addition, there is an allocated parking space directly to the side of the garage, offering convenient private parking.

### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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