

Paul Mason Associates



Evelyn Road, Great Leighs, Chelmsford, CM3 1QQ

Guide price £850,000

- Impressive Four / Five Bedroom Executive Home
- No Onward Chain
- Wonderful Kitchen / Dining / Family Room With Bi-folds Opening To Garden
- 23ft Master Bedroom With En-Suite Shower Room
- Ground Floor Bedroom With En-Suite & French Doors To Separate Patio And Lawn Area
- Large Dual Aspect Lounge
- Landscaped Garden
- Village Location Close To Felsted & Great Leighs
- Easy Access To Chelmsford, Stansted and M11
- Internal Inspection Highly Advised To Fully Appreciate Quality On Offer

Gary Townsend at Paul Mason Associates offers this immaculate property comes with NO ONWARD CHAIN and has been fully renovated and developed to provide a modern property which has flexible living accommodation, and incorporates the option of an internal annexe if so desired. A particular feature of the home is the spacious kitchen / living area with bi-folding doors that open to the private gardens making into ideal for entertaining. An additional two large reception rooms (one with en-suite shower room) also provide ample space for a large family, whilst the first floor offers four bedrooms and two bathrooms.

The property is located in Willows Green, conveniently situated between the delightful village of Felsted, and Great Leighs' Chelmsford City Racecourse, which offers a wide range sporting and entertainment events.

Felsted offers a variety of dining options including tearooms and gastropubs, plus it has the highly regarded independent Felsted school which offers students aged four to eighteen a first class all round education with both boarding and day school options, all set within an 80 acre campus.

Great Leighs also offers a selection of pubs and eateries, and also has a Post Office / Village Store and Primary School. Further facilities such as a Tesco Superstore can be found at Great Notley just to the north.

Good road connections also means that Chelmsford City, Braintree Town, Stansted Airport and M11 are all within a comfortable distance.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	71
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

## DISTANCES

Great Leighs: 2 miles

M11: 19.5 miles

Stansted Airport: 19 miles

Felsted School: 3.5 miles

Chelmsford Train Station: 9.7 miles

Braintree Train Station: 5.4 miles

## ACCOMMODATION

### Ground Floor

#### Entrance Hall

4.00m x 3.58m (13'1" x 11'8")

The property benefits from a spacious entrance hall which provides access to all the ground floor reception rooms and stairs to the first floor. There are additional storage cupboards, radiator and smoke alarm fitted.

#### Lounge

6.00m x 4.93m (19'8" x 16'2")

An impressive room which is both light and airy, with two windows to the front aspect and one to the rear garden. There are also feature windows to the inner hallway, TV and BT points, radiator, carpet to floor and smooth ceiling.

#### Sitting Room / Bedroom Five

5.97m x 3.62m (19'7" x 11'10")

A flexible space which could be used for many functions (Sitting Room, Annexe, Bedroom). With a window to the front aspect and French doors to a rear patio and garden, the room offers plenty of

light, and also has a range of fitted wardrobes, radiator, carpet to floor and smooth ceiling. Door to En-Suite Shower Room.

#### En-Suite Shower Room

Fully tiled with double shower, LLWC, vanity wash hand basin, heated towel rail and smooth ceiling with sunken spotlights.

#### Kitchen / Dining / Family Room

7.79m x 6.56m (25'6" x 21'6")

This is a large, magnificent room which truly is the heart of the home. The room commences with the kitchen area with modern base and wall units complimented by granite work surfaces. There is a built-in eclectic double oven plus induction hob with remote control extractor hood over, integrated fridge/freezer and dishwasher, central island with storage under, TV and BT points, radiator and smooth ceiling with sunken spotlights. There are windows to both sides, roof lantern, plus a range of bi-fold doors to the rear patio and garden.

#### Utility Room

2.73m x 1.83m (8'11" x 6'0")

Benefitting from a range of modern base and wall units with marble work surface over, single bowl sink, space for washing machine and tumble dryer, oil fired boiler in cupboard, radiator, smooth ceiling and door to side.

#### Cloakroom

Window to side, LLWC, vanity wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### First Floor

#### Landing

Airing cupboard housing two hot water tanks, radiator, carpet to floor and smooth ceiling with sunken spotlights

#### Bedroom One

7.10m x 4.09m (23'3" x 13'5")

The spacious master bedroom offers windows to both side and rear, a range of built-in wardrobes, radiator, TV point, carpet to floor and smooth ceiling with sunken spotlights.

#### En-Suite Shower Room

Fully tiled room with double shower, LLWC, vanity wash hand basin, heated towel rail, and smooth ceiling with sunken spotlights. Velux window to side.

#### Bedroom Two

3.25m x 3.09m (10'7" x 10'1")

Windows to both front and rear, fitted wardrobes, radiator, TV point, carpet to floor and smooth ceiling.

#### Bedroom Three

4.63m x 2.63m (15'2" x 8'7")

Windows to front and rear, radiator, TV point, carpet to floor and smooth ceiling.

#### Bedroom Four / Study

3.16m x 2.73m (10'4" x 8'11")

Window to front aspect, radiator, TV point, carpet to floor and smooth ceiling.

#### Family Bathroom

Fully tiled, opaque window to front aspect, double shower and separate bath with central mixer taps and shower attachment over, LLWC, vanity wash hand basin, heated towel rail, extractor fan and smooth ceiling with sunken spotlights.

## EXTERIOR

### Rear Garden

### Front & Driveway

### 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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