



Brickbarns

Great Leighs, Chelmsford, CM3 1JJ

Guide Price £750,000



Freehold
Tax Band: G

Boasting a substantial CORNER PLOT and offering an UNOVERLOOKED SOUTH-FACING rear garden, detached double garage with PLANNING PERMISSION TO CONVERT TO ANNEX* and THREE reception rooms inc. spacious 17' lounge, dining room & STUDY is this sizeable EXECUTIVE four bedroom detached property. Benefiting from TWO EN-SUITES, dressing area to master bedroom plus family bathroom & d/stairs cloakroom plus an impressive 21' l-shaped kitchen/family room with utility. Ideally located within the sought after village of Great Leighs within easy reach of local amenities, Chelmsford's Park & Ride facility (4 miles) and A120/M11, Felsted & Chelmsford.



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

GROUND FLOOR ACCOMMODATION:

RECEPTION HALL:

Part-glazed main entry door with opaque double glazed windows to each side, central staircase to first floor, under stairs storage cupboard, radiator, carpeted flooring and smooth coved ceiling.

CLOAKROOM:

Low level WC, pedestal wash hand basin with tiled splash backs, radiator, extractor fan, tiled flooring and smooth coved ceiling.

STUDY:

9'04 x 6'11 plus door recess (2.84m x 2.11m plus door recess)

Two double glazed windows to front aspect and a double glazed window to side aspect, radiator, carpeted flooring and smooth ceiling.

DINING ROOM / PLAY ROOM:

13'6 x 9'0 (4.11m x 2.74m)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth coved ceiling.

LOUNGE:

17'01 x 11'08 (5.21m x 3.56m)

Double glazed windows to side and rear aspects, central gas fireplace with surround, radiator, carpeted flooring and smooth coved ceiling. Double doors onto rear patio area.

KITCHEN / DINER:

21'09 x 17'02 max (6.63m x 5.23m max)

Spacious L-Shaped kitchen/breakfast room with double glazed windows to rear and side aspects, a series of matching base and wall units, edged work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge, freezer and dishwasher, breakfast bar, radiator, tiled flooring and smooth ceiling with sunken spotlights. Double doors onto rear garden.

UTILITY ROOM:

Matching base and wall units, single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler, radiator, tiled flooring and smooth ceiling. Door to side.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Spacious galleried landing with airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

MASTER BEDROOM:

13'09 x 11'10 (4.19m x 3.61m)

Two double glazed windows to front aspect, radiator, carpeted flooring and smooth coved ceiling. Opening to dressing room.

DRESSING AREA:

10'08 x 5'00 (3.25m x 1.52m)

Double glazed window to rear aspect, a series of built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Opaque double glazed window to rear aspect, enclosed double shower unit, fully tiled, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

12'06 x 9'04 (3.81m x 2.84m)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

EN-SUITE:

Enclosed double shower unit, fully tiled, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM THREE:

11'11 x 10'09 reducing to 8'09 (3.63m x 3.28m reducing to 2.67m)

Two double glazed windows to front aspect, built-in wardrobes, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:

9'07 x 8'09 (2.92m x 2.67m)

Double glazed window to front aspect, built-in wardrobes, radiator, loft access, carpeted flooring and smooth coved ceiling.

FAMILY BATHROOM:

Opaque double glazed window to rear aspect, enclosed and fully tiled single shower unit, panelled bath with central mixer tap, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Sizeable South-Facing rear garden comprising patio area extending across property rear and sides with remainder mainly laid to lawn, mature tree and shrub borders with gated side access and access to double garage.

DOUBLE GARAGE, DRIVEWAY & PARKING:

Detached double garage fitted with power, lighting, eaves storage and up & over doors. Planning permission previously granted to convert the double garage into annex accommodation. Driveway with parking for several vehicles.

AGENTS NOTES:

Council Tax Band: G

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



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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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