



School Lane

Freehold
Tax Band: F

Great Leighs, Chelmsford, CM3 1GS

Offers In Excess Of £550,000



Offered with NO ONWARD CHAIN and boasting a substantial 26' DUAL ASPECT top floor master bedroom, TWO EN-SUITES plus main bathroom & d/stairs cloakroom, plus an UNOVERLOOKED rear garden and LARGE FRONTAGE is this very well-proportioned four bedroom property. Benefiting from a DUAL ASPECT kitchen/breakfast room & UTILITY room, spacious 17' lounge & separate dining room plus GARAGE & parking for two vehicles. Ideally located within the sought after village of Great Leighs, within easy reach of A120/M11, Chelmsford & Felsted - Just 4 miles to Chelmsford's Park & Ride Facility. Contact Hamilton Piers, Great Leighs' local property experts, to view!



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed entry door, stairs to first floor, under stairs storage cupboard, radiator, laminate flooring and smooth coved ceiling.

CLOAKROOM:

Opaque double glazed window to front aspect, low level WC, inset wash hand basin with tiled splash backs, radiator, laminate flooring and smooth coved ceiling.

DINING ROOM:

12'38 x 10'46 (3.66m x 3.05m)

Double glazed Sash window to front aspect, radiator, carpeted flooring and smooth coved ceiling. Double doors into lounge.

LOUNGE:

17'64 x 10'48 (5.18m x 3.05m)

Double glazed windows to rear aspect, gas fireplace, radiator, carpeted flooring and smooth coved ceiling. Double doors onto rear garden.

KITCHEN / BREAKFAST ROOM:

12'71 x 9'30 (3.66m x 2.74m)

Double glazed window to rear aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with Insinkerator system, central mixer tap and drainer, built-in double oven, gas hob with extractor hood over, integrated fridge/freezer and dishwasher, radiator, tiled flooring. Door onto rear garden.

UTILITY ROOM:

Double glazed window to front aspect, base units with roll top work surfaces incorporating one and a half bowl sink with central mixer tap, drainer, space for washing machine and tumble dryer, radiator, tiled flooring and smooth coved ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Access door to stairs leading to second floor, airing cupboard, radiator, carpeted flooring and smooth coved ceiling.

BEDROOM TWO:

13'24 x 9'32 (3.96m x 2.74m)

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

EN-SUITE:

Opaque double glazed window to front aspect, fully tiled single shower, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

BEDROOM THREE:

12'68 x 10'52 (3.66m x 3.05m)

Double glazed window to rear aspect, fitted wardrobes, storage cupboard (housing boiler), radiator, carpeted flooring and smooth coved ceiling.

BEDROOM FOUR:

12'38 x 10'51 (3.66m x 3.05m)

Double glazed window to front aspect, radiator, carpeted flooring and smooth coved ceiling.

BATHROOM:

Opaque double glazed window to front aspect, P-shaped panelled bath with central mixer tap, shower attachment and shower over, low level WC, inset wash hand basin with tiled splash backs, extractor fan, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

SECOND FLOOR ACCOMMODATION:

MASTER BEDROOM:

26'94 reducing to 17'15 x 13'02 (7.92m reducing to 5.18m x 4.01m)

Double glazed window to front aspect and Velux window to rear aspect, fitted wardrobes, loft access, two radiators, carpeted flooring and smooth vaulted ceiling.

EN-SUITE:

Velux window to rear aspect, enclosed and fully tiled double shower, low level WC, inset wash hand basin with tiled splash backs, shaver point, extractor fan, heated towel rail, tiled flooring and smooth vaulted ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden comprising patio area to immediate rear with remainder mainly laid to lawn, storage shed, pathway to rear gated access, mature tree and shrub borders.

GARAGE, DRIVEWAY & PARKING:

Single garage located in a block of three to the rear of the property, fitted with eaves storage, power, lighting and up & over electric door. Parking space in front of garage and additional allocated parking space in a bay to the side.

FRONTAGE:

The property boasts a very large frontage comprising mainly lawned areas with mature trees (mainly to boundary).

(Access to main utilities/water supply is located within this area so it is likely that the lawned frontage could not be converted into driveway parking).

AGENTS NOTES:

Kitchen sanitary ware was designed by Villeroy & Bosch and additionally, the property is fitted throughout with an internal in-built sound system.

Council Tax Band: F

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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