



Fayrewood Drive

Freehold
Tax Band: E

Great Leighs, Chelmsford, CM3 1GY

Offers In Excess Of £475,000



Boasting an UNOVERLOOKED rear garden, GATED CARPORT & GARAGE plus four DOUBLE bedrooms and an EN-SUITE & DRESSING ROOM to master bedroom is this IMMACULATELY PRESENTED link-detached property. Benefiting from a spacious 19' DUAL ASPECT lounge/diner and sizeable kitchen plus d/stairs cloakroom and POTENTIAL TO EXTEND (STPP). Ideally situated in the sought after village of Great Leighs, just walking distance from local amenities, Primary School & just 4 miles to Chelmsford's Park & Ride facility.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Stairs to first floor, radiator, under stairs cupboard, wooden flooring and smooth coved ceiling. Part-glazed side door with access to carport and driveway.

CLOAKROOM:

Low level WC, vanity wash hand basin, fully tiled, radiator, extractor fan, tiled flooring and smooth ceiling.

KITCHEN / BREAKFAST ROOM:

13'0 x 10'6 (3.96m x 3.20m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating one and a half bowl sink with central mixer tap and drainer, built-in double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, space for washing machine, breakfast bar, radiator, tiled flooring and smooth ceiling with sunken spotlights.

LOUNGE / DINER:

19'2 x 15'8 (5.84m x 4.78m)

Double glazed windows to rear and side aspects, central gas fireplace, two radiators, wooden flooring and smooth coved ceiling. Double doors onto rear garden.

FIRST FLOOR ACCOMMODATION:

LANDING:

Spacious landing with airing cupboard, double cupboard (housing wall-mounted boiler), loft access, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

11'7 x 11'1 (3.53m x 3.38m)

Double glazed window to rear aspect, radiator, wooden flooring and smooth coved ceiling. Opening to dressing room.

DRESSING ROOM:

9'3 x 5'7 (2.82m x 1.70m)

Double glazed window to front aspect, built-in wardrobes, radiator, wooden flooring and smooth ceiling.

EN-SUITE:

Opaque double glazed window to front aspect, fully tiled, enclosed shower unit, low level WC, vanity wash hand basin, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

11'10 x 9'7 (3.61m x 2.92m)

Double glazed window to front aspect, built-in wardrobes, radiator, wooden flooring and smooth ceiling.

BEDROOM THREE:

11'7 x 9'8 (3.53m x 2.95m)

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

BEDROOM FOUR:

10'6 x 7'9 (3.20m x 2.36m)

Double glazed window to rear aspect, radiator, wooden flooring and smooth ceiling.

FAMILY BATHROOM:

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

EXTERIOR:

REAR GARDEN:

Unoverlooked rear garden, enclosed by fencing and comprising patio area with remainder mainly laid to lawn, shrub borders, door to garage and gated side access.

GARAGE, CARPORT & PARKING:

Gated carport with driveway parking for two vehicles leading to detached single garage, fitted with power, lighting and up & over door.

AGENTS NOTES:

Council Tax Band: E

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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