



## Fayrewood Drive

Great Leighs, Chelmsford, CM3 1GY

**Guide Price £390,000**

Freehold  
Tax Band: E



Boasting a 17' L-SHAPED lounge/diner, spacious 15' kitchen/breakfast room plus UTILITY room and an UNOVERLOOKED and recently re-landscaped rear garden is this VERSATILE three/four bedroom TOWNHOUSE. Benefiting from a ground floor bedroom four/OFFICE, 15' dining/playroom and an EN-SUITE to master bedroom plus family bathroom & d/stairs cloakroom. Offering a GARAGE plus allocated parking and ideally positioned OVERLOOKING GREENSWARD in the sought after village of Great Leighs. Walking distance to local amenities, Primary School & bus routes - Just 4 miles to Chelmsford's Park & Ride facility and easy access to A120/M11, Felsted & Chelmsford.



# Fayrewood Drive, Great Leighs, Chelmsford, CM3 1GY

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Stairs to first floor, under stairs storage cupboard, radiator, tiled flooring and smooth covered ceiling.

### CLOAKROOM:

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

### DINING / PLAYROOM:

15'8 x 8'3 (4.78m x 2.51m)

Radiator, carpeted flooring and smooth ceiling. French doors onto rear garden.

### OFFICE / BEDROOM FOUR:

10'11 x 8'2 (3.33m x 2.49m)

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

### UTILITY ROOM:

Matching base and wall units, roll top work surface incorporating single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler (in cupboard), radiator, tiled flooring and smooth ceiling. Door to rear aspect.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, borrowed light windows from lounge/diner and kitchen/breakfast room, radiator, carpeted flooring and smooth ceiling.

### LOUNGE / DINER:

17'5 x 16'00 (5.31m x 4.88m)

Two double glazed windows to front aspect, central gas fireplace with surround, two radiators, wall-mounted air conditioning unit, laminate flooring and smooth ceiling.

### KITCHEN / BREAKFAST ROOM:

15'8 x 10'00 (4.78m x 3.05m)

Two double glazed windows to rear 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 electric oven, space for fridge/freezer and dishwasher, gas hob with extractor hood over, radiator, tiled flooring and smooth ceiling.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Loft access (boarded), airing cupboard, carpeted flooring and smooth covered ceiling.

### MASTER BEDROOM:

9'6 x 8'9 plus wardrobes (2.90m x 2.67m plus wardrobes)

Double glazed window to rear aspect, built-in wardrobes, radiator, wall-mounted air conditioning unit, carpeted flooring and smooth covered ceiling.

### EN-SUITE:

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

### BEDROOM TWO:

8'11 x 8'5 (2.72m x 2.57m)

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

### BEDROOM THREE:

9'3 x 6'9 (2.82m x 2.06m)

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

### FAMILY BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling.

### EXTERIOR:

#### REAR GARDEN:

Re-landscaped and unoverlooked rear garden comprising patio area to immediate rear with pathway to raised patio at garden rear, central area is mainly laid to lawn with shrub borders, access door to garage and rear gated access to allocated parking.

#### GARAGE, DRIVEWAY & PARKING:

Single garage located to the rear of the property and fitted with an electric roller door, power and lighting. Allocated parking space adjacent to garage with further free-for-all parking to property front.

### AGENTS NOTES:

Council Tax Band: E

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

PROVISIONAL DETAILS V- 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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