



Willis Mead Road

Freehold
Tax Band: E

Great Leighs, Chelmsford, CM3 1FL

Offers In Excess Of £475,000



Boasting an UNOVERLOOKED and generously sized rear garden, large TANDEM GARAGE (potential to convert) plus an 18' DUAL ASPECT lounge/diner and 18' kitchen/diner with UTILITY room is this modern three DOUBLE bedroom detached property. Benefiting from further POTENTIAL TO EXTEND (STPP), set on a spacious CORNER PLOT and offering an EN-SUITE to master, family bathroom & d/stairs cloakroom. STILL UNDER WARRANTY and located close to all local village amenities, with easy access to A120/M11 & Chelmsford City Centre and Mainline Station.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Part-glazed secure main entry door, opaque double glazed window to front aspect, stairs to first floor, radiator, tiled flooring and smooth ceiling.

CLOAKROOM:

Inset WC, inset wash hand basin with tiled splash backs, radiator, tiled flooring and smooth ceiling.

LOUNGE:

18'05 x 8'09 plus recess into bay (5.61m x 2.67m plus recess into bay)

Double glazed bay window to side aspect and double glazed window to front aspect, two radiators, carpeted flooring and smooth ceiling.

KITCHEN / DINER:

18'05 x 8'10 (5.61m x 2.69m)

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

UTILITY ROOM:

Double glazed window to rear aspect, built-in under stairs storage cupboard, fitted base unit with roll top work surface incorporating single bowl sink with central mixer tap and drainer, space for washing machine, wall-mounted boiler, radiator, tiled flooring and smooth ceiling.

FIRST FLOOR ACCOMMODATION:

LANDING:

Double glazed window to rear aspect, loft access, airing cupboard, radiator, carpeted flooring and smooth ceiling.

MASTER BEDROOM:

13'03 x 9'00 (4.04m x 2.74m)

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

EN-SUITE:

Opaque double glazed window to front aspect, enclosed and fully tiled double shower unit, inset WC, inset wash hand basin with tiled splash backs, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

BEDROOM TWO:

10'08 x 9'11 (3.25m x 3.02m)

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

BEDROOM THREE:

9'11 x 7'05 (3.02m x 2.26m)

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

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, inset WC, inset wash hand basin with tiled splash back, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR:

REAR GARDEN:

Unoverlooked and very generously sized rear garden, enclosed by brick walling and comprising a patio area across property rear with pathway to garage access and remainder mainly laid to lawn, rear patio area and gated side access to driveway.

GARAGE, DRIVEWAY & PARKING:

Sizeable tandem garage fitted with power, lighting and up & over door (huge potential to convert or part-convert). Driveway parking for two vehicles with further visitors bays available to property frontage.

AGENTS NOTES:

Council Tax Band: E

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



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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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