



Church Lane

Little Leighs, Chelmsford, CM3 1PQ

Guide Price £440,000

Freehold
Tax Band: D



Boasting an EXTENSIVE RENOVATION THROUGHOUT to include a 19' NEWLY FITTED kitchen/diner, lounge with log burner and UNOVERLOOKED gardens to front and rear is this modernised two DOUBLE bedroom detached bungalow. Benefiting from wonderful MEADOW & COUNTRYSIDE VIEWS, a newly fitted bathroom and further POTENTIAL TO EXTEND (STPP). Ideally situated in a tranquil village setting with easy access to Chelmsford & A120/A12.



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

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Newly fitted composite secure main entry door, radiator, wooden flooring.

LOUNGE:

12'02 x 11'00 (3.71m x 3.35m)

Central log burning stove, wooden flooring. Bi-folding doors across front aspect onto enclosed private garden.

KITCHEN / DINER:

19'08 x 12'06 (5.99m x 3.81m)

Double glazed windows to rear and side aspects, a series of matching base and wall units, edged work surfaces incorporating a single bowl sink with central mixer tap and drainer, built-in oven, induction hob with extractor over, space for American fridge/freezer and washing machine, breakfast bar, wooden flooring. Door to private rear garden.

MASTER BEDROOM:

15'09 x 11'09 (4.80m x 3.58m)

Double glazed windows to front and side aspects, radiators, wooden flooring. French doors onto private front garden.

BEDROOM TWO:

10'03 x 8'08 plus wardrobe recess (3.12m x 2.64m plus wardrobe recess)

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

BATHROOM:

Opaque double glazed window to rear aspect, panelled bath with central mixer tap and shower over, low level WC, vanity wash hand basin, heated towel rail, wooden flooring.

EXTERIOR:

REAR GARDEN:

Enclosed rear garden comprising mainly lawn with shrub borders, gated side access to driveway.

FRONTAGE:

Enclosed front garden comprising patio area with remainder mainly laid to lawn with mature shrub borders, brick built storage shed, gated access to side.

DRIVEWAY & PARKING:

Driveway parking for one vehicle. Further parking available in large communal parking area opposite property frontage.

AGENTS NOTES:

There is additional parking available within a large shingled parking area just opposite the property frontage if required.

Council Tax Band: D

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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