



## Shimbrooks

Freehold  
Tax Band: D

Great Leighs, Chelmsford, CM3 1SG

**Offers In Excess Of £375,000**



Boasting an UNOVERLOOKED low maintenance rear garden, a spacious 15' lounge/diner & FAMILY/PLAYROOM plus an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom is this three DOUBLE bedroom property. Benefiting from EXTENDED living space set over three floors, allocated parking for two vehicles and an EV charging point. Ideally situated in the sought after village of Great Leighs, set within walking distance to all local amenities and with convenient access to A120/M11, Chelmsford & NEW BEAULIEU STATION. Perfect for first time buyers!!





# Shimbrooks, Great Leighs, Chelmsford, CM3 1SG

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

## GROUND FLOOR ACCOMMODATION:

### ENTRANCE HALL:

Secure main entry door, stairs to first floor, radiator, tiled flooring.

### CLOAKROOM:

Low level WC, vanity wash hand basin with tiled splash back, radiator, laminate flooring.

### KITCHEN:

11'2 x 5'7 (3.40m x 1.70m)

Double glazed window to front aspect, a series of matching base and wall units, roll top work surfaces incorporating a one and a half bowl sink with central mixer tap and drainer, built-in oven, gas hob with extractor over, space for fridge/freezer, dishwasher and washing machine, wall-mounted boiler (in cupboard), tiled flooring.

### LOUNGE / DINER:

15'1 x 12'8 (4.60m x 3.86m)

Inset central feature fireplace, radiator, laminate flooring. Opening to family/play room.

### FAMILY / PLAY ROOM:

10'7 x 7'3 (3.23m x 2.21m)

Two Velux windows to rear aspect, radiator, laminate flooring and high vaulted ceiling. French doors to rear garden.

## FIRST FLOOR ACCOMMODATION:

### LANDING:

Stairs to second floor, radiator, carpeted flooring.

### BEDROOM TWO:

12'9 x 9'0 (3.89m x 2.74m)

Two double glazed windows to rear aspect, built-in wardrobes, radiator, carpeted flooring.

### BEDROOM THREE:

12'10 x 8'3 (3.91m x 2.51m)

Two double glazed windows to front aspect, radiator, carpeted flooring.

### FAMILY BATHROOM:

Panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin with tiled splash back, airing cupboard, radiator, laminate flooring.

## SECOND FLOOR ACCOMMODATION:

### LANDING:

Built-in storage cupboard, carpeted flooring.

### MASTER BEDROOM:

12'9 x 8'9 (3.89m x 2.67m)

Double glazed window to front aspect, radiator, carpeted flooring.

### EN-SUITE:

Velux window to rear aspect, enclosed shower unit, low level WC, pedestal wash hand basin with tiled splash back, radiator, tiled flooring.

### EXTERIOR:

### REAR GARDEN:

Private rear garden, enclosed by fencing and completely hard landscaped for low maintenance with raised beds set into sleepers plus storage shed and gated rear access.

### DRIVEWAY & PARKING:

Allocated parking for two vehicles to property front plus EV charging point.

### AGENTS NOTES:

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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