



Coopers Lane, Great Leighs, CM3 1NG

£525,000

**\*\* NO ONWARD CHAIN \*\* QUIET END OF LANE POSITION - VERSATILE LIVING - GOOD SIZE PLOT WITH A WRAP ROUND GARDEN - SIDES ON TO A SPORTS FIELD - OIL FIRED RADIATOR HEATING \*\* A DETACHED FOUR BEDROOM CHALET BUNGALOW ENJOYING EXCELLENT ACCOMMODATION THROUGHOUT TO INCLUDE. Ground floor: LONG HALL (26'8 depth), SPACIOUS LOUNGE/DINER, CONSERVATORY, GOOD SIZE KITCHEN (integrated hob, oven/grill & extractor hood), BEDROOMS ONE & TWO (both with en suite shower rooms), BATHROOM WITH MODERN WHITE SUITE, UTILITY ROOM. First floor: LARGE LANDING/STUDY AREA, BEDROOMS THREE AND FOUR. There is ample driveway parking and a detached garage.**

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**LOCALITY INFORMATION**

There is a local store/post office on the main road and Great Leighs Primary schools is located close by in Aragon Road. There is easy access to both Braintree town and the city of Chelmsford which has the mainline railway station to London. The A12 is around 6 miles away and can be approached via the Boreham Road from Great Leighs. The Freeport shopping centre is located on the outskirts of Braintree.

**LEIGHS VILLAGE HALL SPORTS FIELD**



Leighs village hall and sports field are situated on Boreham Road and host a variety of clubs and activities.

**LEIGHS VILLAGE HALL**



**ADDITIONAL FRONT PHOTO**



**INVITING ENTRANCE HALL 26'8" depth x 12'7" maximum width (8.13 depth x 3.85 maximum width)**



**Composite entrance door to hall. Two radiators, deep under stair storage cupboard.**

**LOUNGE/DINER**



**DINING AREA 12'0" x 7'6" (3.68 x 2.31)**



**LOUNGE AREA 14'2" x 13'2" (4.32 x 4.03)**



Radiator, ceiling rose, wooden sealed unit window, glazed door to lobby and upvc double glazed French doors with windows either side to conservatory.

**CONSERVATORY 12'6" x 9'3" (3.83 x 2.84)**



Feature floor to ceiling brick fireplace with multi fuel burner, radiator, ceiling rose, sealed unit wooden ornamental box bay window to front, open plan aspect to dining area.

Brick under a pitched roof with upvc double glazed windows and French doors to rear garden.

**LOBBY AREA**

Stairs to first floor, archway to kitchen and frosted part double glazed upvc door to garden.

**GOOD SIZE KITCHEN 10'6" x 9'10" narrowing to 8'5" (3.21 x 3.01 narrowing to 2.59)**



A well appointed room with plenty of worktop space incorporating ample drawers and cupboards below, good range of eye level cabinets with crockery display and personal lighting below, electric four ring ceramic hob with concealed extractor hood above, electric double oven/grill, wall mounted electric heater, part tiled walls, doorway to hall.

**UTILITY ROOM 9'10" x 4'0" (3.01 x 1.23)**



Stainless steel circular sink, cupboard below, adjoining worktop with space below, wooden sealed unit window, frosted upvc double glazed door to private patio area.

**BEDROOM ONE 17'2" x 12'0" narrowing to 8'5" (5.25 x 3.68 narrowing to 2.58)**



Two radiators, two sealed unit wooden windows.

**EN SUITE SHOWER ROOM**



White suite comprising low level wc, wash hand basin, shower unit, radiator, sealed unit wooden window.

**BEDROOM TWO 13'1" x 9'7" (4 x 2.93)**



Radiator, sealed unit wooden window.

**EN SUITE SHOWER ROOM**



White suite comprising low level wc, wash hand basin, shower unit, radiator, fully tiled walls, tiled flooring, light/fan.

**GROUND FLOOR BATHROOM**



White suite comprising panelled bath, vanity wash hand basin, low level wc, fully tiled walls, attractive flooring, tall slimline radiator, sealed unit wooden window.

**LARGE LANDING/STUDY 14'6" maximum x 7'2" maximum (4.43 maximum x 2.20 maximum)**



The landing offers plenty of room for study space, loft hatch, Velux sky light window, radiator, inset ceiling spot lights, eaves storage to stairs area, doors to bedrooms three and four.

BEDROOM THREE 20'1" maximum depth (9'10" minimum ) x 12'0" maxim (6.14m maximum depth (3.01m minimum ) x 3.66 maximu)



Slightly restricted headroom. Velux sky light window, upvc double glazed window.

**FURTHER VIEW**



BEDROOM FOUR 10'10" x 7'1" (3.32 x 2.17)



Radiator, Velux sky light window, airing cupboard and built in single wardrobe.

**AMPLE DRIVEWAY PARKING**



The front has been brick paved providing off road driveway parking. There is a bar gate to the left and a wrought iron gate to the right which both provide access to the garden areas.

**DETACHED GARAGE**

A detached brick built garage with an up and over door and personal door to private patio area.

**FRONT GARDEN**



A lawned front garden which is secluded by hedgerow, shrubs and mature trees.

**SECLUDED MAIN GARDEN AREA**



The main garden area is situated to the left hand side of the property with a paved patio area, the remainder is laid to lawn and enclosed by mature shrub borders and fencing. To the rear elevation there is stoned bedding and shrubs and a pathway leading to the private patio area.

**ADDITIONAL VIEW**



**SIDE ELEVATION**



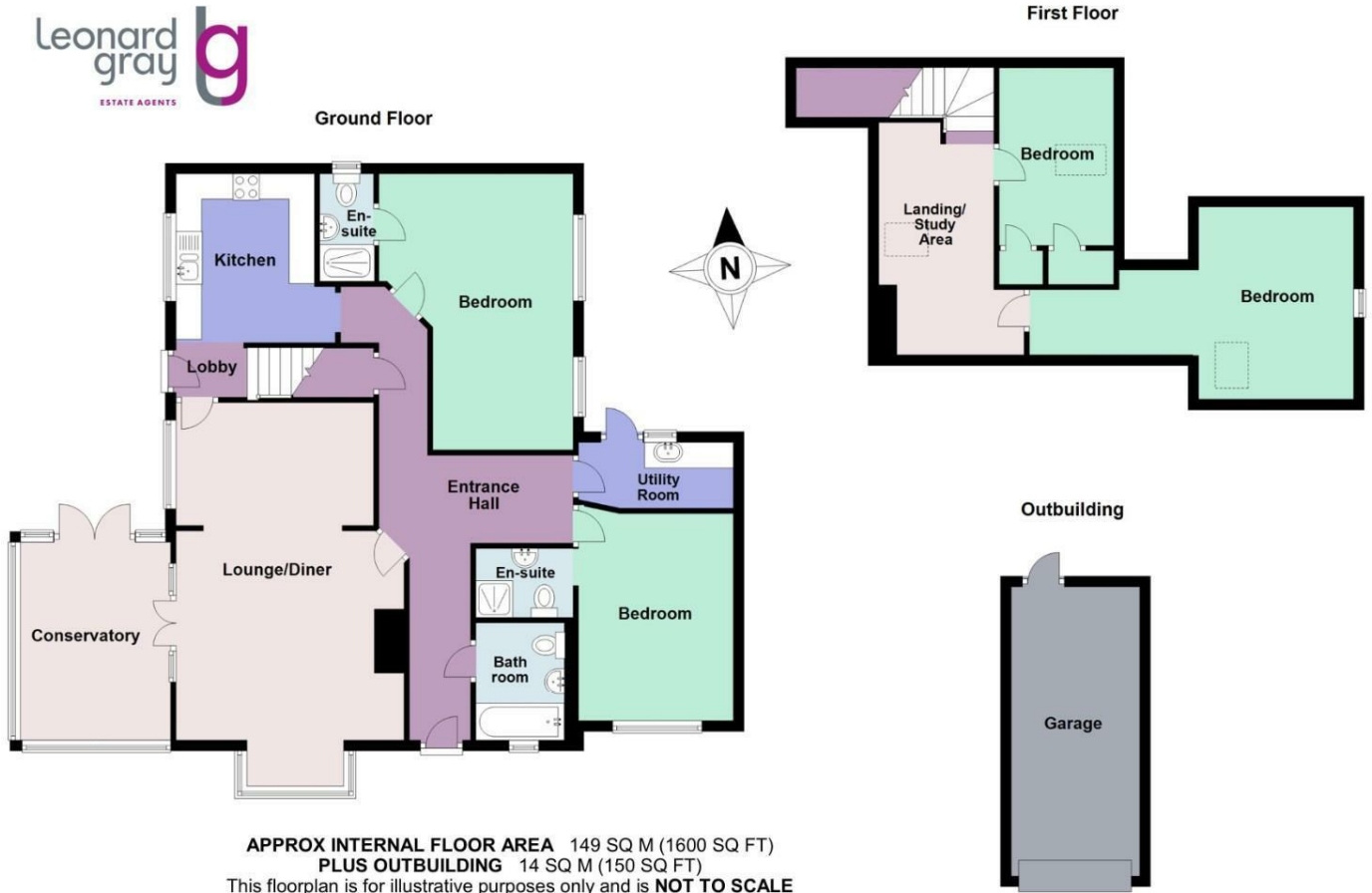
**PRIVATE AREA**



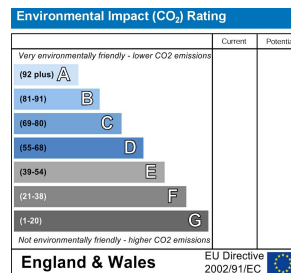
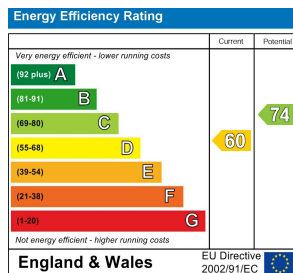


There is a large private paved patio area enclosed by fencing. Oil storage tank.





**APPROX INTERNAL FLOOR AREA 149 SQ M (1600 SQ FT)**  
**PLUS OUTBUILDING 14 SQ M (150 SQ FT)**  
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 All measurements are approximate **NOT** to be used for valuation purposes  
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