

Paul Mason Associates



Beadle Way, Great Leighs, Essex, CM3 1RT  
Guide price £369,995

- Quiet Location Adjoining Open Countryside
- Extended Three Bedroom Family Home
- Far Reaching Views Across Open Countryside
- Three Reception Rooms
- Kitchen / Breakfast Room
- Lounge With Wood Burner
- Front & Rear Garden
- Off Road Parking
- Close To All Village Amenities
- EPC: D

\*\* Potential To Extend With Views Over Countryside (STPC)\*\* INTERNAL INSPECTION ADVISED. A well presented, extended three bedroom family home, (with scope to extend further) adjoining local countryside with far reaching views. The ground floor benefits from having three reception rooms plus kitchen/breakfast room and a cloakroom. The lounge also benefits from a wood burner plus views across farmland, and the conservatory opens on to the South/West facing garden. To the first floor are two double bedrooms plus a large single, and a modern fitted shower room. Externally, there are front and rear gardens, plus off road parking.

Great Leighs is conveniently located between Braintree to the North and Chelmsford to the South, thus providing excellent road access to the A12 (for London and M25) and the A120 (leading to Stansted Airport and the M11). The property sits on the fringe of this popular village, and benefits from adjoining open countryside, creating a semi-rural feel to the home. It is also just a short walk to the village amenities which include a Post Office/Village Shop, Public Houses, Village Hall and local school. There is a convenient bus service to Chelmsford & Braintree, which provides an extensive range of facilities for all age groups. Finally, the village boasts the country's latest Race Course which also offers further entertainment events.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	<b>83</b>		
	<b>61</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## **DISTANCES:**

Chelmsford Station: 7.9 miles  
(Liverpool Street from 34 mins)  
Braintree Station: 4.9 miles  
Stansted Airport: 18.2 miles  
(All distances are approximate)

## **ACCOMMODATION:**

### **GROUND FLOOR:**

#### **Entrance Lobby**

A useful space providing storage with carpet to floor and coved ceiling. Door to Hallway.

#### **Hallway**

Stairs to first floor, storage cupboards, radiators, carpet to floor and textured ceiling.

#### **Cloakroom**

LLWC, vanity wash hand basin with tiled splashbacks, tiled flooring and smooth ceiling.

#### **Kitchen / Breakfast Room**

3.66m' 3.35m" x 2.13m' 3.05m"  
(12' 11" x 7' 10")  
Double glazed window overlooking the private front garden, range of matching base and wall units with wood effect work surface over and tiled splashbacks, stainless steel sink drainer unit with central mixer tap, built-in double oven and space for fridge/freezer, washing machine and tumble

dryer. Radiator, laminate flooring and coved ceiling. Door to Dining Room.

#### **Dining Room**

3.66m' 1.22m" x 2.44m' 2.13m"  
(12' 4" x 8' 7")  
Conveniently located off the kitchen with a double glazed window to front, radiator, laminate flooring and smooth ceiling. French doors to side patio.

#### **Lounge**

4.57m' 0.00m" x 3.96m' 1.52m"  
(15' 0" x 13' 5")  
Double glazed window to rear, feature fireplace with wood burning stove and tiled hearth, radiators, carpet to floor and textured coved ceiling. Views across farmland.

#### **Conservatory**

2.74m' 1.52m" x 2.13m' 2.44m" (9' 5" x 7' 8")  
UPVC built with polycarbonate roof, tiled flooring and French doors to the rear garden overlooking open countryside.

### **FIRST FLOOR:**

#### **Landing**

Access to loft, airing cupboard, smoke detector, carpet to floor and textured ceiling.

#### **Bedroom One**

3.66m' 0.30m" x 3.35m' 0.30m"  
(12' 1" x 11' 1")  
Double glazed window to front, radiator, carpet to floor and textured coved ceiling.

#### **Bedroom Two**

3.66m' 0.30m" x 3.35m' 1.83m"  
(12' 1" x 11' 6")  
Double glazed window to rear, radiator, carpet to floor and textured coved ceiling.

#### **Bedroom Three**

2.74m' 0.61m" x 2.13m' 0.30m" (9' 2" x 7' 1")  
Double glazed window to rear, storage cupboard, radiator, carpet to floor and textured coved ceiling.

#### **Family Shower Room**

Fully tiled, opaque double glazed windows to front, LLWC, wash hand basin with tiled splashbacks, heated towel rail, tiled flooring and textured ceiling.

### **EXTERIOR:**

#### **Front & Rear Gardens**

The South/West facing rear garden is partly laid to lawn and part paved for entertaining, with the added bonus of a large storage shed/workshop and

greenhouse. From here you can also access the side patio area conveniently situated off the dining room. There is side access which leads you to the front garden which is enclosed by beech hedge and is mainly laid to lawn with an array of trees and planting.

#### **Driveway & Parking**

The property also benefits from a driveway to the front of the property.

#### **Viewings**

Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

#### **Important Notices**

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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