

Paul Mason Associates



Main Road, Great Leighs, Chelmsford, CM3 1NP

Guide price £415,000

- Link Detached Family Home
- Four Double Bedrooms
- En-Suite To Master Bedroom
- Modern Kitchen / Dining Room With French Doors To The Landscaped Garden
- Garage Plus Double Length Carport
- Bay Fronted Lounge
- Ground Floor Cloakroom
- Landscaped Rear Garden With Additional Vegetable Patch / Child's Play Area
- Walking Distance To All Village Amenities
- Convenient Road Access To Chelmsford, Braintree and Stansted

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	75		
	86		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Gary Townsend of Paul Mason Associates offers this attractive, four double bedroom link-detached home set within the heart of the village. The ground floor offers a formal lounge, cloakroom, plus a modern kitchen/dining room that opens out onto the landscaped rear garden. As mentioned, there are four double bedrooms, the master with en-suite shower room, and the remaining being serviced by the family bathroom. A strong attribute to the property is the landscaped garden which is well stocked with specimen flowers and plants, and sits beside the patio area which is ideal for entertaining. Finally, there is plenty of parking for the whole family via the double length car port and detached garage.

The property is located within the popular village of Great Leighs which benefits from many amenities such as a village primary school, local store/post office, pub and Parish Church. Also nearby is the Discovery Centre Country Park which covers some 100 acres of open space, which is managed for the benefit of wildlife and the community. The village lies approximately equidistant between the centres of Chelmsford, Braintree and Witham, where there are further amenities including mainline railway stations at both Chelmsford and Witham with access to London Liverpool Street. By road there is convenient access to the A12 linking to Colchester to the north and the M25 to the south. The A131 is situated nearby linking onto the A120 and beyond. The property is also situated near to Britain's newest horse racing venue which offers all-weather racing and a wide range of non-race day events.

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Distances

Chelmsford Station: 7.9 miles
(Liverpool Street from 34 mins)
Braintree Station: 4.9 miles
Hatfield Peverel Station: 6 miles
Witham Station: 8 miles
Stansted Airport: 18.2 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, BT point, alarm panel, understairs storage cupboard, underfloor heating, carpet to floor and smooth ceiling with smoke detector.

Cloakroom

Opaque window to side, LLWC, pedestal wash hand basin with tiled splashbacks, radiator, carpet to floor and smooth ceiling.

Lounge

5.11m x 3.68m (16'9" x 12'0")
Double glazed bay window to front, BT and TV points, gas feature fireplace, fixed corner unit, carpet to floor with underfloor heating and smooth coved ceiling.

Kitchen / Dining Room

5.97m x 3.25m (19'7" x 10'7")
Double glazed window to rear aspect, range of matching base and wall units with granite work surfaces incorporating a one and a half bowl sink drainer with

central mixer taps, built-in double oven with induction hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wall mounted boiler in cupboard, tiled flooring with under floor heating and smooth coved ceiling. Double glazed door with glazed side panels to rear patio and garden.

FIRST FLOOR

Landing

Airing cupboard, radiator, carpet to floor and smooth ceiling and smoke detector fitted, loft access which has power and lighting fitted.

Bedroom One

4.93m x 3.61m (16'2" x 11'10")
Double glazed window to the front aspect, radiator, TV and BT point, carpet to floor and smooth coved ceiling. Door to en-suite.

Bedroom One En-Suite

Opaque double glazed window to front aspect, single shower cubicle, LLWC, pedestal wash hand basin with tiled splashbacks, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

Bedroom Two

4.62m x 2.92m (15'1" x 9'6")
Double glazed window to front aspect, radiator, carpet to floor and smooth coved ceiling.

Bedroom Three

3.89m x 3.61m (12'9" x 11'10")
Double glazed Velux window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Four

2.92m x 2.92m (9'6" x 9'6")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to rear, single shower cubicle, panelled bath with central mixer taps and shower attachment, LLWC, pedestal wash hand basin with tiled splashback, shaver point, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Rear Garden

A particular feature of the property is the private rear garden which has been sympathetically landscaped. From the kitchen door off the kitchen you step onto the rear patio area which is ideal for entertaining, which in turn leads to the level lawn area which benefits from well stocked flower and plant borders providing an abundance of colour throughout. Further to the lawn there is a substantial vegetable patch positioned behind the garage,

which could easily be reconfigured as a child's play area. There is also a storage shed, outside tap, outside lighting, and an access gate to the double length car port and detached garage.

Garage & Driveway

The property benefits from a gated, double length car port with sensor lighting, which in turn leads to a detached garage with up and over door, eaves storage plus power and lighting fitted.

Viewings

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



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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