

Paul Mason Associates



Glovers, Great Leighs, Chelmsford, CM3 1PY

Guide price £625,000

- Four Bedroom Detached Family Home
- Large Entrance Hall Plus Cloakroom
- Lounge With French Doors Opening To The Entertaining Deck
- Separate Dining Room With Study Area
- Kitchen / Breakfast Room With Matching Utility & French Doors To Deck
- En-Suite Shower Room To Master Bedroom
- Enclosed Rear Garden
- Triple Garage With Electric Roller Doors
- Sought After Turning In Popular Village
- Internal Inspection Advised To Appreciate Space On Offer

Gary Townsend at Paul Mason Associates offers this well proportioned four double bedroom, detached family home with spacious living accommodation throughout and the added bonus of a triple garage. The enclosed rear garden offers wonderful entertaining space and the home is positioned on a sought after turning in the popular village of Great Leighs,

Great Leighs itself 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 in the heart of this popular village and is 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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Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	85
EU Directive 2002/91/EC			

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

DISTANCES

Chelmsford Station: 7.9 miles
(Liverpool Street from 34 mins)
Braintree Station: 4.9 miles
Stansted Airport: 18.2 miles
Chelmer Valley High School: 6.6 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator, understairs storage cupboard, wood effect flooring and smooth coved ceiling.

Cloakroom

Low level WC, vanity wash hand basin with tiled splashbacks, radiator, extractor fan, wood effect flooring and smooth ceiling.

Lounge

6.22m x 4.04m (20'4" x 13'3")
Entered via glazed double doors, two double glazed windows to front, gas fireplace with ornate surround and matching marble hearth, radiator, TV point, carpet flooring, smooth coved ceiling and French double doors to rear garden.

Dining Room

4.24m x 3.23m (13'10" x 10'7")
Double glazed bay window to front with fitted desk unit, radiator, wood effect flooring and smooth coved ceiling.

Kitchen / Breakfast Room

4.90m x 3.84m (16'0" x 12'7")
Entered via glazed double doors, double glazed window to side, oak

work surfaces with matching base and wall units, tiled splashbacks, stainless steel one and a half bowl sink drainer with central mixer taps, built-in double electric oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, radiator, tiled flooring and smooth ceiling with sunken spotlights. Breakfast bar and French double doors to rear garden.

Utility

Double glazed window to side, oak work surfaces with matching base and wall units with tiled splashback, single bowl sink drainer with central mixer taps, space for washing machine and tumble dryer, wall mounted boiler in cupboard, radiator, tiled flooring and smooth ceiling.

FIRST FLOOR

Landing

Double glazed window to rear, loft access, airing cupboard, radiator, smoke detector, carpet flooring and smooth ceiling.

Bedroom One

4.17m x 3.73m (13'8" x 12'2")
Double glazed window to front, built-in wardrobes, radiator, carpet flooring and smooth ceiling.

Bedroom One En-Suite

Double shower, LLWC, vanity wash hand basin with tiled splashback, extractor fan, heated towel rail, wood effect flooring and smooth ceiling.

Bedroom Two

4.93m x 3.25m (16'2" x 10'7")
Double glazed windows to both sides, built-in wardrobes, radiator, carpet flooring and smooth ceiling.

Bedroom Three

4.06m x 3.20m (13'3" x 10'5")
Double glazed window to front, built-in wardrobes, radiator, carpet flooring and smooth ceiling.

Bedroom Four / Snug

3.71m x 2.62m (12'2" x 8'7")
Double glazed window to side, built-in wardrobes, radiator, carpet flooring and smooth ceiling.

Family Bathroom

Opaque double glazed window to front, panelled bath with central mixer taps and shower attachment over, LLWC, vanity wash hand basin with tiled splashbacks, extractor fan, heated towel rail, wood effect flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Garaging & Parking

The driveway provides off road parking for 3 vehicles and leads to the detached double garage with electric up and over doors with eaves storage and power and lighting fitted. There is also an additional garage to side with eaves storage and courtesy door to the rear garden.

Rear Garden

The rear garden has been landscaped and is mainly laid to lawn with a large composite deck positioned just off the kitchen making it ideal for entertaining. There is also an outside tap and lighting fitted, access to the garages and access to gate to side.

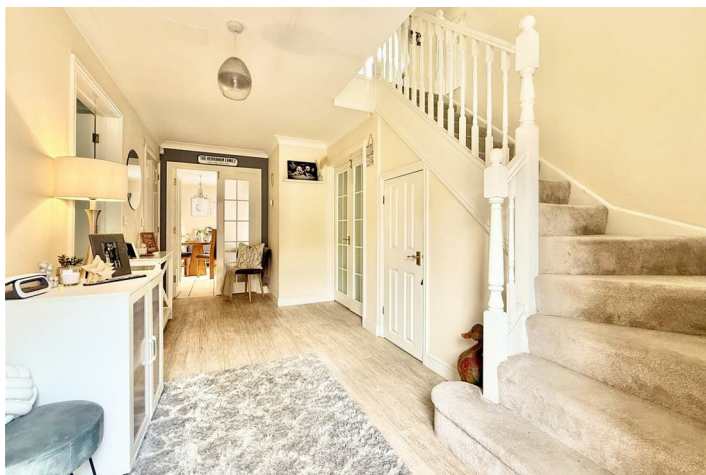
Important Notices

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

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



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