



PRESTIGE & VILLAGE

UK's finest properties

GREAT LEIGHS, CHELMSFORD, ESSEX, CM3 1JL





\*\*\*UNEXPECTEDLY BACK ON THE MARKET OFFERING VACANT POSSESSION\*\*\*  
Prestige and Village are pleased to offer this spacious four bedroom linked detached family home with "No Onward Chain" situated in the highly sought-after area of Great Leighs offering exceptional spacious accommodation. The property offers a large tiled light and airy entrance hall, two large reception rooms, open planned kitchen/ breakfast room, downstairs cloakroom, four amazingly large bedrooms, two with En-suite facilities and a family bathroom. Externally, to the rear, this stunning property wraps around a beautifully presented and well-maintained garden mature shrubbery around the boundaries and large patio area perfect to entertain with rear access to the a detached double garage and further car port. The property is ideally located and has excellent access to A120 & A131 Chelmsford City Centre and its mainline train station as well as all it's primary and secondary schools and colleges, shops, cafe's, restaurants, pubs, leisure facilities, supermarkets and nightlife. Chelmsford's Park and Ride facility is located just 4 miles away from the property.







- "Offering Vacant Possession with No Onward Chain"
- Four Double Bedroom Detached Luxury Family Home
- Two Large Reception Rooms
- Recently Fitted Luxury Modern Kitchen/ Breakfast/ Entertainment Room
- Downstairs Cloakroom and Separate Utility Room
- Two En-Suite Shower Rooms Plus Family Bathroom
- Sought After Village Location on Popular Residential Development
- Double Garage Plus Car Port/ Covered Storage
- Off Street Parking for Several Vehicles Within Cul-de-Sac Position
- Close to All Major Road and Rail Links from Chelmsford City







### ENTRANCE HALL

18'11 x 7'4 (5.77m x 2.24m)  
Spacious entrance hallway with tiled floor, under stairs storage cupboard and stairs to first floor

### LIVING ROOM

21' x 13'9 (6.40m x 4.19m)  
Feature stone fireplace with fitted gas living flame fire, dual shuttered windows to front and double opening doors to rear garden

### SNUG/ DINING ROOM

15'10 x 10'10 (4.83m x 3.30m)  
Shuttered bay window to the front

### DOWNSTAIRS CLOAKROOM

6' x 3'7 (1.83m x 1.09m)  
Modern suite comprising low level w/c and corner pedestal wash hand basin

### LUXURY FULLY FITTED KITCHEN

16'6 x 14'7 (5.03m x 4.45m)  
The heart of the home! Stunning family space for entertaining, recently remodelled. French doors opening to rear garden and windows to the side The kitchen has recently been refitted with fully integrated double oven, Rangemaster cooker with full length extractor over. Built in dishwasher and drinks fridge and feature Butler sink unit, complimentary quartz worktops and breakfast peninsula

### UTILITY ROOM

6'9 x 6' (2.06m x 1.83m)  
Window to the side plumbing for washing machine and dryer. Cupboard housing gas fired boiler which supplies central heating and domestic hot water

### FIRST FLOOR LANDING

13' x 9'10 (3.96m x 3.00m)  
Window to side and airing cupboard

### PRIMARY BEDROOM

16'7 x 10'9 (5.05m x 3.28m)  
Range of built-in wardrobes, windows to side

### ENSUITE SHOWER ROOM

12'11 x 8'11 (3.94m x 2.72m)  
Luxury suite comprising double vanity sink units, fully tiled double size shower cubicle, low level w/c and heated towel rail, tiled floor and walls. With Velux window to side and window overlooking garden

### BEDROOM TWO

13'9 x 12'5 (4.19m x 3.78m)  
Window to the front and fitted wardrobes

### ENSUITE SHOWER ROOM

9'10 x 4' (3.00m x 1.22m)  
Fully tiled double sized shower cubicle, wash hand basin, low level w/c, window to front

### BEDROOM THREE

14'1 x 13'7 (4.29m x 4.14m)  
Window to the front and fitted wardrobes

### BEDROOM FOUR

Window to the side and fitted wardrobes

### FAMILY BATHROOM

7' x 7' (2.13m x 2.13m)  
Panelled bath with hot & cold mixer and shower attachment, separate fully tiled large shower cubicle, wash hand basin, low level w/c, window to front

### DOUBLE GARAGE

Large double garage with working area electric and tv point

### GATED CAR PORT

Covered car area or further storage

### PARKING

Parking outside house for several cars

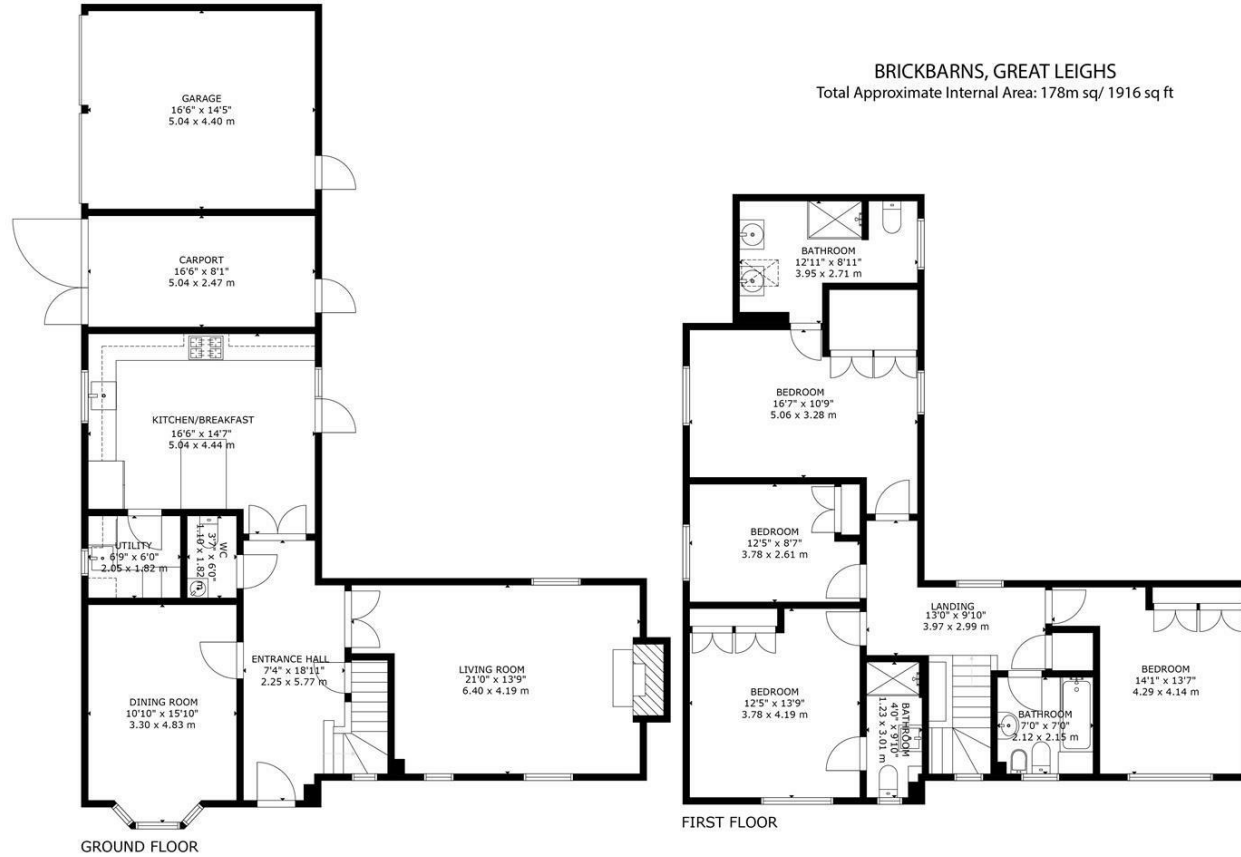
### EASY MAINTENANCE REAR GARDEN

Good sized rear garden with artificial grass lawn with large patio area and side path to rear of car port and double garage





**BRICKBARNS, GREAT LEIGHS**  
 Total Approximate Internal Area: 178m sq/ 1916 sq ft



EXCLUDED AREA: GARAGE: 22 m<sup>2</sup>/239 sq.ft, CARPORT: 12 m<sup>2</sup>/134 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Band

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Why energy efficient - lower energy costs	Current	Target	Why environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
91-100 A 81-90 B 71-80 C 61-70 D 51-60 E 41-50 F 1-40 G	70	81	91-100 A 81-90 B 71-80 C 61-70 D 51-60 E 41-50 F 1-40 G		
<small>Not energy efficient - higher energy costs</small> England & Wales <small>EU Directive 2002/91/EC</small>			<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales <small>EU Directive 2002/91/EC</small>		





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