



17 Hackmans Lane, Purleigh , CM3 6RP
Guide price £1,000,000

Church & Hawes

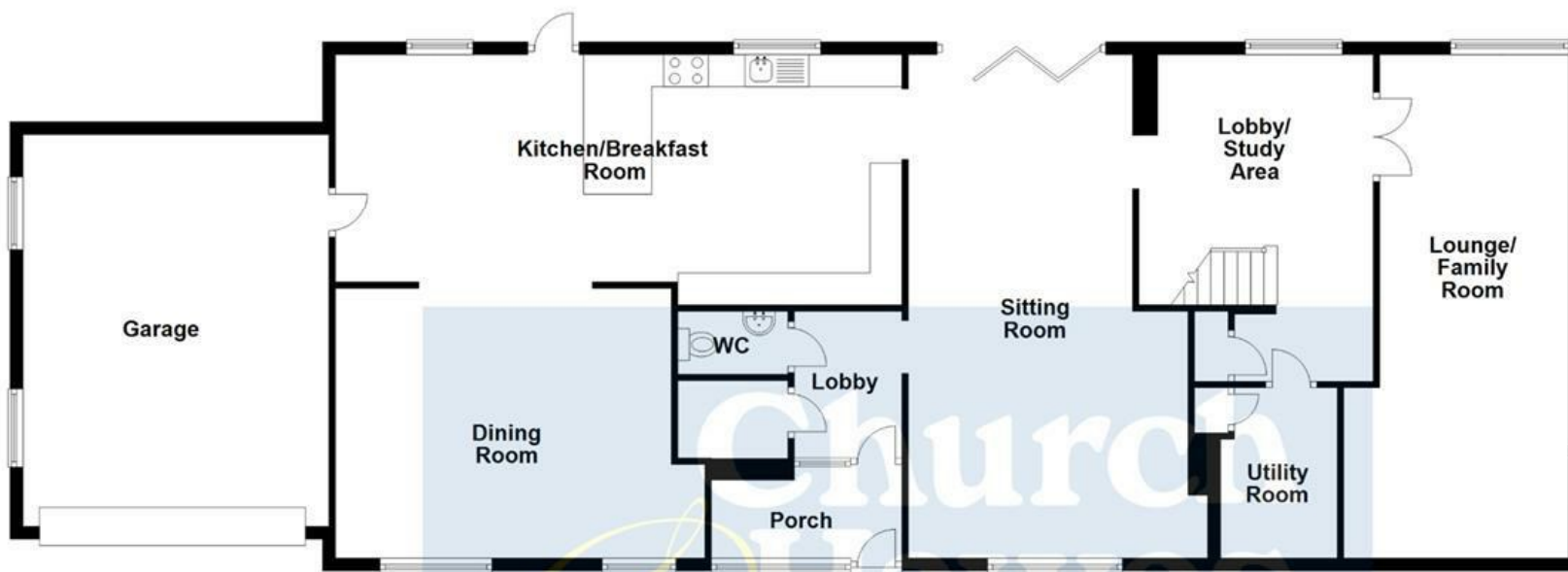
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED WITH NO ONWARD CHAIN... GUIDE PRICE £1,000,000 - £1,100,000... Step into this recently renovated home, where luxury meets functionality across more than 3200 square feet of space (including garage). With five generously sized bedrooms (the master of which features air conditioning), including two ensembles and a beautifully fitted family bathroom, every member of the family is ensured comfort and privacy. Entertaining is a breeze in the five spacious reception rooms, offering flexibility for gatherings or relaxation. The heart of the home, the contemporary kitchen, is a delight, featuring integrated appliances, stylish quartz worktops which opens to a large dining room for hosting dinner guests. Convenience is key with a double garage and ample driveway parking, ensuring space for vehicles and storage. The 1/3 acre south-westerly plot offers ample space for outdoor activities, gardening, or simply unwinding. Nestled in a semi-rural village setting, this property offers a wonderful blend of modern luxury and countryside tranquillity. Energy rating D.



Ground Floor



First Floor



**APPROX INTERNAL FLOOR AREA
301 SQ M 3245 SQ FT
INCLUDING GARAGE**

This plan is for layout guidance only and is **NOT TO SCALE**. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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LOCATION

Set on the periphery of Purleigh and Cold Norton in a non estate semi rural location. Cold Norton is a village on the Dengie Peninsula with plenty of surrounding open countryside walks to explore and enjoy, yet is just 10 miles from the vibrant City of Chelmsford which has a huge range of places to shop, eat and socialise. The village has a highly regarded primary school and amenities including a shop, public house as well as the popular Three Rivers Golf and Country Club. North Fambridge (2.6 miles) has a railway station along with South Woodham Ferrers (4 miles) with a service to London Liverpool Street. South Woodham Ferrers also has range of places to shop and family things to do such as Marsh Farm Adventure Park & a leisure centre.

FIRST FLOOR

Landing

Master Suite 22'9 x 17'4 (6.93m x 5.28m)

Ensuite 8'4 x 8'2 > 6'8 (2.54m x 2.49m > 2.03m)

Bedroom 14'9 x 13'2 > 10'4 (4.50m x 4.01m > 3.15m)

Bedroom 12'3 x 9'3 > 8'4 (3.73m x 2.82m > 2.54m)

Bedroom 14' x 12'8 into bay (4.27m x 3.86m into bay)

Bedroom 16'1 into bay x 9'10 (4.90m into bay x 3.00m)

'Jack & Jill' Ensuite

Bathroom

GROUND FLOOR

Entrance Porch

Lobby

Sitting Room 26'5 x 15'1 (8.05m x 4.60m)

Kitchen/Breakfast Room 29'3 x 11'7 (8.92m x 3.53m)

Dining Room 18'9 x 13'8 (5.72m x 4.17m)

Study Area/Snug 13' x 12'5 (3.96m x 3.78m)

Utility Room 8'8 x 5'9 (2.64m x 1.75m)

Lounge/Family Room 26'1 x 11'6 > 9'8 (7.95m x 3.51m > 2.95m)

EXTERIOR

Double Garage 20'2 x 15'7 (6.15m x 4.75m)

Grounds - 0.3 Acres Approx

Front

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

