

# DANIEL BREWER

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**FAYREWOOD DRIVE, GREAT LEIGHS, CHELMSFORD**

**OFFERS OVER £450,000**

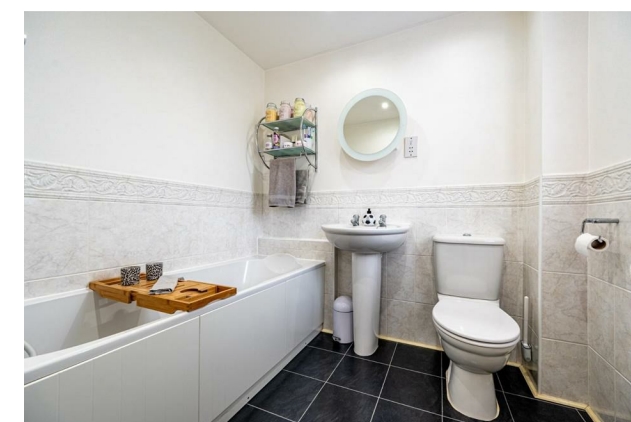
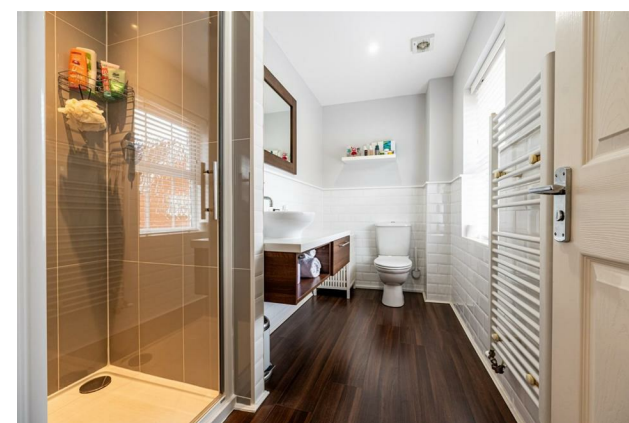




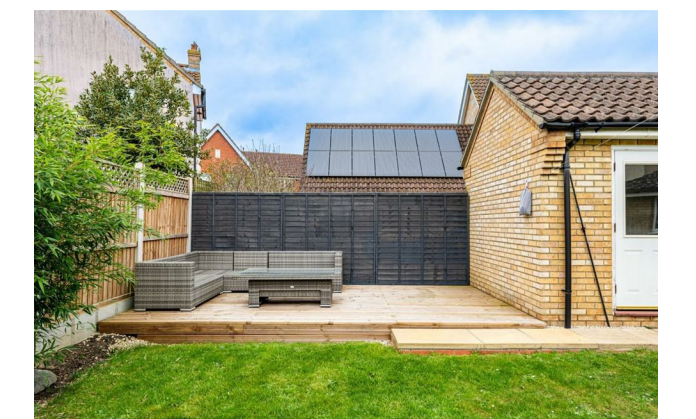
## FAYREWOOD DRIVE GREAT LEIGHS CHELMSFORD

Daniel Brewer are pleased to market this spacious three double bedroom detached family home located on a desirable development in a sought after village. In brief the accommodation on the ground floor comprises:- entrance hall, dining room, kitchen, utility room, living room and a cloakroom. On the first floor there are three double bedrooms, en-suite facilities to bedroom one and a family bathroom. Externally there is a secluded South West facing rear garden, gated driveway parking and a single garage. \*\*\*POTENTIAL TO EXTEND STP\*\*\*

'Great Leighs' is a picturesque village nestled amidst the tranquil Essex countryside. Renowned for its charming rural ambience and close-knit community, Great Leighs offers a retreat from the hustle and bustle of city life. Residents enjoy easy access to essential amenities including local shops, schools, Chelmsford City Centre and the A120.







- **Three Double Bedroom Detached Family Home**
- **Living Room**
- **Separate Dining Room**
- **Kitchen**
- **Utility Room & Cloakroom**
- **En-Suite Facilities & Family Bathroom**
- **Gated Driveway Parking & Garage**
- **\*\*\*POTENTIAL TO EXTEND STP\*\*\***
- **Secluded South West Rear Garden**
- **Desirable Location**

**Entrance Hall**

Entered via front door, stairs rising to first floor landing, ceiling mounted light fitting, opening leading to dining room and door leading to:-

**Living Room**

15'6" x 10'7" (4.749 x 3.237)

Window to front aspect, French Doors to rear aspect leading to rear garden, window to rear aspect, two ceiling mounted light fittings, various power points, gas fire, radiator.

**Dining Room**

10'10" x 8'10" (3.317 x 2.699 )

Window to front aspect, ceiling mounted light fitting, various power points, radiator, wood effect flooring, door leading to:-

**Kitchen**

10'11" x 8'3" (3.333 x 2.523)

Window to rear aspect, fitted with a range of eye and base level units with working surface over, inset one and half bowl sink and drainer unit with mixer tap over,

integrated oven & grill, four ring gas hob with extractor fan over, integrated fridge/freezer, integrated dishwasher, wood effect flooring, various inset spotlights, various power points.

**Utility Room**

6'1" x 5'8" (1.859 x 1.750)

Door to rear aspect leading to rear garden, fitted with a range of eye and base level units with working surface over, space for washing machine, space for tumble dryer, various power points, radiator, ceiling mounted light fitting, wood effect flooring, door leading to:-

**Cloakroom**

5'11" x 3'6" (1.817 x 1.071)

Fitted with a low level W.C, wash hand basin with pedestal, tiled splash back, radiator, wood effect flooring, ceiling mounted light fitting.

**First Floor Landing**

Two windows to rear aspect, ceiling mounted light fitting, radiator, doors leading to:-







**Bedroom One**

11'4" x 10'10" (3.465 x 3.313)

Window to front aspect, range of fitted wardrobes, radiator, various power points, ceiling mounted light fitting, door leading to:-

**En-Suite**

9'11" x 4'10" (3.027 x 1.482)

Opaque window to front aspect, fitted with a three piece suite comprising tile enclosed shower cubicle with glass enclosure, wash hand basin with mixer tap and floating vanity unit, low level W.C, wall mounted heated towel rail, partly tiled walls, wood effect flooring.

**Bedroom Two**

9'11" x 8'3" (3.026 x 2.531)

Window to rear aspect, range of fitted wardrobes, radiator, various power points, ceiling mounted light fitting.

**Bedroom Three**

11'3" x 10'5" (3.434 x 3.193)

Window to front aspect, range of fitted wardrobes, door to airing cupboard, access to loft, radiator, various power points, ceiling mounted light fitting.

**Family Bathroom**

5'9" x 7'2" (1.772 x 2.194)

Opaque window to rear aspect, fitted with a three piece suite comprising panel enclosed bath with mixer tap over, low level W.C, wash hand basin with pedestal, shaver point, tile effect flooring, radiator.

**Secluded South West Rear Garden**

The garden is mainly laid to lawn with various shrubs and flower beds. There is a decked area at the foot of the garden tucked behind the garage and a timber shed.

**Gated Driveway Parking**

Gated driveway suitable for two vehicles with access through to the garden.

**Single Garage**

With up and over door, power and lighting.

