



Total area: approx. 189.6 sq. metres (2041.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/closet space. No guarantee is given to any measurements including total area. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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Plan produced using PlanIt.

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Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**EVELYN ROAD, GREAT LEIGHS, CHELMSFORD, ESSEX,
CM3 1QQ**

OFFERS OVER £650,000



**EVELYN ROAD
GREAT LEIGHS
CHELMSFORD
ESSEX
CM3 1QQ**

Situated on the outskirts of the highly sought-after village of Felsted, with attractive views over open countryside, this immaculate three bedroom modern country home offers approximately 2,041 sq ft of beautifully presented accommodation. The ground floor comprises a welcoming entrance hall, a spacious living room, a stunning open-plan kitchen/dining/family room, a utility room and cloakroom. On the first floor, there are three generously sized double bedrooms, including a principal bedroom with en-suite facilities, together with a well-appointed family bathroom. Externally, the property benefits from a single garage, ample driveway parking, and a generous landscaped rear garden, providing an ideal space for outdoor entertaining and family enjoyment.





- Immaculate Three Bedroom Modern Country Home
- Single Garage, Ample Driveway Parking And A Generous Landscaped Rear Garden
- Situated On The Outskirts Of The Highly Regarded Village Of Felsted
- Overlooking Attractive Open Countryside Views
- Offering Approximately 2,041 Square Feet Of Accommodation
- Spacious Living Room With Excellent Natural Light
- Open-Plan Kitchen, Dining And Family Room Ideal For Modern Living
- Utility Room & Cloakroom
- En-Suite & A Family Bathroom
- Viewing Advised

Entrance Hall

Accessed via a UPVC partly glazed door:- full height UPVC double glazed windows to side aspect, solid Oak flooring with underfloor heating, inset spotlights, power points, stairs rising to the first floor landing, door to.

Cloakroom

W.C, wash hand basin with vanity unit below, solid Oak flooring, extractor fan.

Living Room

21'6" x 12'8" (6.55m x 3.86m)

UPVC double glazed windows to multiple aspects, solid Oak flooring with underfloor heating, feature fireplace with inset wood burning stove, part wood panelled walls, power points.

Kitchen/Dining/Family Room

30'4 x 12'2" (9.25m x 3.71m)

UPVC double glazed windows to multiple aspects, UPVC double glazed bi-folding doors leading to the rear garden, base and eye level units with Quartz working surfaces over, complimentary island with Quartz working surfaces & breakfast bar area, inset oven, inset microwave, induction hob with extractor over, inset sink with drainer, integrated dishwasher, integrated fridge/freezer, tiled flooring with underfloor heating, inset spotlights, power points, door to.

Utility Room

7'7" x 7'2" (2.31m x 2.18m)

UPVC double glazed window to side aspect, UPVC partly glazed single door to side aspect, base and eye level units with Quartz working surfaces over, inset sink with drainer unit, space for washing machine, tiled flooring with underfloor heating, inset spotlights, power points.

First Floor Landing

Velux windows to side aspect, built in storage cupboards, inset spotlights, power points, doors to.





Principal Bedroom

21'1" x 13'10" (6.43m x 4.22m)

UPVC double glazed windows to multiple aspects, built-in wardrobes, two radiators, inset spotlights, power points, wood effect flooring, door to.

En-Suite

UPVC double glazed opaque window to side aspect, glass enclosed shower cubicle with rainfall head & additional attachment, wash hand basin with vanity unit below, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Bedroom Two

16'2" x 12'8" (4.93m x 3.86m)

UPVC double glazed window to front aspect, built-in wardrobes, radiator, power points.

Bedroom Three

13'4" x 9'7" (4.06m x 2.92m)

UPVC double glazed window to rear aspect, radiator, power points, loft access.

Family Bathroom

UPVC double glazed opaque window to side aspect, enclosed bath with mixer taps, separate shower over with glass screen, wash hand basin, W.C, heated towel rail, part tiled walls, tiled flooring, inset spotlights, extractor fan.

Single Garage With Driveway Parking

To the side of the property is a single garage featuring an electric roller shutter door, power, lighting and a personnel door providing direct access to the rear garden. Positioned in front of the garage and extending across the front of the property, a sweeping shingle driveway offers ample off-road parking for multiple vehicles.

Garden

To the rear of the property is a sandstone patio area which leads onto the main lawn, bordered by a variety of mature shrubs. A partly paved & shingle pathway extends to an additional seating area and a further shingle area at the foot of the garden. Side access is provided via a timber gate.

