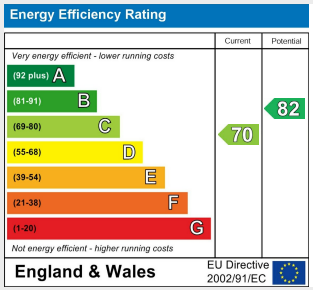
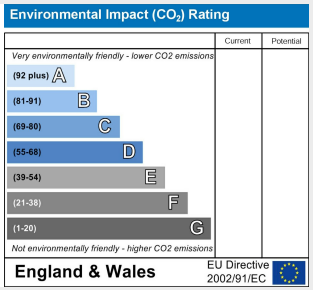


Glovers, Great Leighs, Chelmsford, CM3 1PY

Offers in excess of £600,000

- Four Bedroom Detached Family Home
- Large Entrance Hall Plus Cloakroom
- Lounge With French Doors Opening To The Large Patio
- Separate Dining Room With Bay Window
- Kitchen / Breakfast Room With Matching Utility & French Doors To Patio
- En-Suite Shower Room To Master Bedroom
- Landscaped Rear Garden With Two Spacious Patios & Level Lawn Area
- Double Garage Plus Enclosed Carport With Electric Roller Door
- Sought After Turning In Popular Village
- NO ONWARD CHAIN





SPACIOUS HOME WITH NO CHAIN Gary Townsend and Paul Mason Associates offers a spacious and well-presented detached family home offering generous and versatile accommodation throughout, ideally suited to modern family living. The property features multiple reception rooms including a substantial lounge and separate dining room, together with a large kitchen/breakfast room and adjoining utility room.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a family bathroom and spacious landing area. Externally, the property benefits from a landscaped low maintenance rear garden with raised entertaining terraces, together with a detached double garage, enclosed carport and ample parking facilities.

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

DISTANCES

Beaulieu Park Station: 6.5 miles
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
Notley High School: 4.2 miles
Chelmsford Grammar Schools: 7 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.43m x 2.09m (17'9" x 6'10")
A spacious and welcoming entrance hall creating an excellent first impression, featuring a striking turning staircase with natural wood balustrading and a fitted carpet runner. The hall benefits from large porcelain tiled flooring, recessed ceiling lighting and a bright neutral décor, enhancing the sense of light and space throughout. Doors lead to the principal reception rooms, with useful understairs storage and ample wall space for console furniture and decorative pieces. The generous proportions provide a practical yet elegant introduction to the home.

Cloakroom

Lounge

6.18m x 3.92m (max) (20'3" x 12'10" (max))
A generously proportioned lounge enjoying an excellent sense of space and natural light, with dual aspect windows overlooking the surrounding grounds. The room features attractive wood-effect flooring and a central fireplace with decorative surround, creating an ideal focal point for the room. Offering ample space for a variety of seating arrangements and entertaining furniture, this impressive reception room provides a comfortable and versatile living environment for both everyday family life and formal occasions.

Dining Room

4.64m x 3.16m (15'2" x 10'4")
A well-proportioned dining room offering an elegant space for both formal entertaining and everyday family dining. The room enjoys a pleasant bay window to the front aspect, allowing for excellent natural light, whilst a feature fireplace with decorative surround provides an attractive focal point. Finished in neutral tones with fitted carpeting, the room offers ample space for a large dining table and accompanying furniture, creating a comfortable and versatile reception area.

Kitchen / Breakfast Room

4.81m x 4.36m (15'9" x 14'3")
A spacious kitchen/breakfast room comprehensively fitted with an extensive range of shaker-style wall and base units complemented by generous work surfaces and tiled splashbacks. Integrated appliances include double electric ovens, gas hob with extractor hood above, plus integrated dishwasher and fridge/freezer. The room is finished with tiled flooring, recessed ceiling lighting and under-unit lighting, creating a bright and practical environment ideal for modern family living.
French doors provide direct access to the rear garden and patio area, allowing for excellent natural light and a seamless connection for indoor and outdoor entertaining. The generous layout comfortably accommodates a breakfast table or informal seating area, making this an excellent social hub of the home.

Utility

1.96m x 1.64m (6'5" x 5'4")
A practical utility room fitted with matching shaker-style units and complementary work surfaces, incorporating a stainless steel sink and drainer with tiled splashbacks. There is designated space and plumbing for a washing machine and tumble dryer, together with additional storage cupboards and worktop space. Finished with tiled flooring and a window providing natural light and ventilation, the room offers an ideal ancillary space for laundry and household appliances, helping to keep the main kitchen free from clutter.

FIRST FLOOR

Landing

A spacious first floor landing providing access to the principal bedrooms and family bathroom, enhanced by a window to the front aspect allowing for excellent natural light. The area offers a pleasant open feel, whilst fitted carpeting and recessed ceiling lighting continue the home's well-presented finish. The generous proportions also provide potential space for occasional furniture plus access to the loft space.

Bedroom One

4.09m x 3.60m (13'5" x 11'9")
A generously sized principal bedroom offering a bright and airy atmosphere, featuring a large window allowing for excellent natural light. The room benefits from fitted wardrobes providing extensive built-in storage, whilst the spacious layout comfortably accommodates a king-size bed and additional bedroom furniture. Finished in neutral tones with fitted carpeting, this well-proportioned room creates an ideal main bedroom retreat.

En-Suite Shower Room

A well-appointed en-suite shower room fitted with a three-piece suite comprising a fully enclosed shower cubicle, pedestal wash hand basin and low level WC. Complemented by tiled walls with decorative border detailing, the room also benefits from a radiator, extractor fan and neutral décor, creating a practical and well-presented addition to the principal bedroom.

Bedroom Two

4.84m x 3.18m (15'10" x 10'5")
A spacious dual aspect bedroom enjoying an abundance of natural light from windows to two elevations, creating a bright and airy feel throughout. The room benefits from an extensive range of fitted wardrobes providing excellent built-in storage, whilst the generous proportions comfortably accommodate a double or king-size bed alongside additional bedroom furniture. Finished in neutral tones with fitted carpeting, this versatile room would serve equally well as a guest bedroom.

Bedroom Three

3.96m x 3.08m (12'11" x 10'1")
A well-proportioned double bedroom featuring a large window providing excellent natural light. The room further benefits from built-in wardrobes offering useful storage space, whilst the generous layout comfortably accommodates a double bed and additional furnishings. Finished in neutral tones with fitted carpeting, this bright and versatile room would make an ideal guest bedroom, child's room or home office.

Bedroom Four

3.58m x 2.51m (11'8" x 8'2")
A versatile bedroom currently offering an ideal space for use as a guest room, nursery or home office/study. The room enjoys a window providing natural light, together with fitted carpeting and neutral décor throughout. The well-proportioned layout allows flexibility for a range of uses, comfortably accommodating bedroom or office furniture as required.

Family Bathroom

A well-presented family bathroom fitted with a three-piece suite comprising a panel enclosed bath with shower attachment, pedestal wash hand basin and low level WC. The room is complemented by partially tiled walls with decorative border detailing, a radiator and frosted window providing natural light and privacy. Finished in neutral tones, the bathroom offers a bright and practical space serving the remaining bedrooms.

EXTERIOR

Rear Garden

The rear garden has been designed for low maintenance whilst still offering an excellent outdoor entertaining space. Commencing with a substantial paved patio area ideal for al-fresco dining and seating, the garden extends to a lawned section bordered by raised brick retaining walls and planted areas.

A further elevated terrace to the rear provides additional seating or entertaining potential, linked by attractive curved steps which create a distinctive feature within the garden design. Enclosed by fencing and mature trees, the garden enjoys a good degree of privacy together with a pleasant open outlook, whilst gated side access adds further practicality.

Garaging & Parking

The property further benefits from a substantial detached double garage together with an adjoining enclosed carport, providing excellent parking and storage facilities. The garages offer secure up-and-over doors with ample space for vehicles, workshop use or additional storage, whilst the enclosed carport provides further sheltered parking or potential versatility for a variety of uses. Positioned adjacent to the property, the generous parking provision is ideal for families, multiple vehicles or those requiring practical storage solutions.

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.

Viewings

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











Paul Mason Associates

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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