

Paul Mason Associates

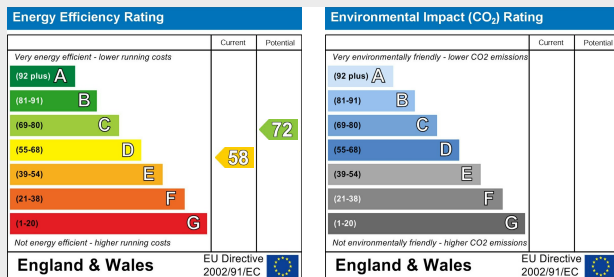


The Glebe, Purleigh, Chelmsford, Essex, CM3 6PE
Offers in excess of £450,000

- Semi-Rural Village Location
- Driveway Parking
- Four Bedrooms
- En-Suite to Bedroom One
- Extended and Improved by Current Owners
- Well Presented Throughout
- Open Plan Kitchen/Dining/Family Room
- Separate Lounge
- Rear Garden Backing Onto Recreational Ground
- EPC - D

Beautifully presented throughout, this four-bedroom semi-detached home is situated in a pleasant semi-rural location and enjoys an attractive position backing onto recreational grounds. Thoughtfully extended and comprehensively improved, the property has been rewired and further enhanced with a new staircase, new boiler, new aluminium windows and aluminium Bi-folding doors with adjustable internal blinds, all contributing to its high standard of finish. The property offers a generous open-plan family room incorporating the kitchen and dining area, creating a bright and sociable living space well suited to modern day living.

The accommodation is well arranged and finished to a high standard, with particular features including a stylish family bathroom with a freestanding roll-top bath, and an en-suite to the principal bedroom. Bedroom one also benefits from scenic views over the fields to the rear, adding to the property's appealing setting. Outside, there is driveway parking to the front.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.6m x 2.0m (11'9" x 6'6")

Lounge

4.8m x 3.7m (15'8" x 12'1")

Open Plan Kitchen/Dining/Family Room

6.3m x 5.7m (20'8" x 18'8")

FIRST FLOOR

Landing

2.5m x 2.2m (8'2" x 7'2")

Bedroom One

4.5m x 3.9m (14'9" x 12'9")

En-Suite

2.6m x 1.0m (8'6" x 3'3")

Bedroom Two

4.2m x 2.7m (13'9" x 8'10")

Bedroom Three

4.0m x 3.2m (13'1" x 10'5")

Bedroom Four

2.6m x 2.5m (8'6" x 8'2")

Family Bathroom

1.8m x 1.8m (5'10" x 5'10")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Maldon District Council

Viewings

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

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.

The Glebe, Purleigh, CM3 6PE
Approximate Gross Internal Area = 126.6 sq m / 1362 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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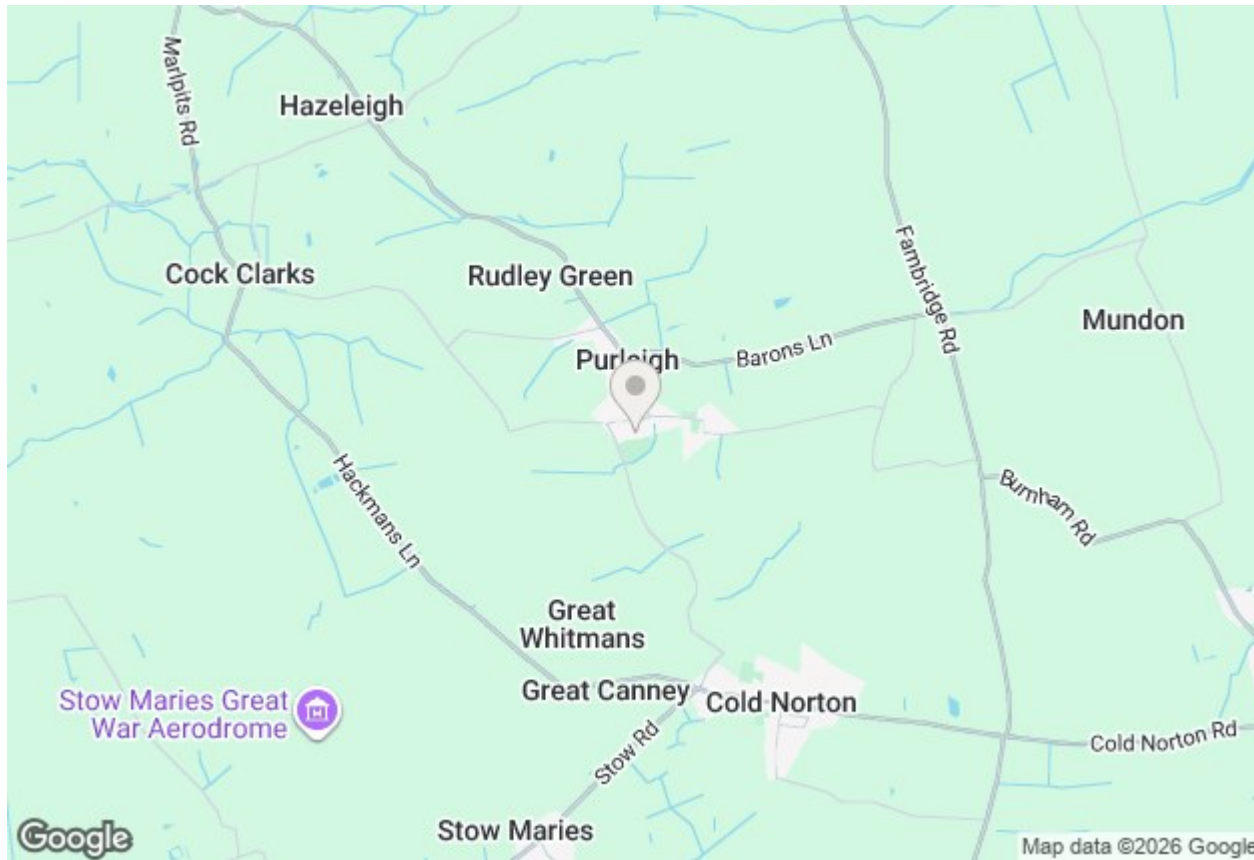
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