

Adrians

Sales & Lettings Agents

For Sale



Church Lane, Little Leighs, Chelmsford, CM3 1NA

Situated in the small Hamlet of Little Leighs on the outskirts of Chelmsford is this improved and extended four bedroomed family home which offers further scope for alteration/extension. The property is set within 1/3 of an acre, and enjoys a well tended garden to the rear. Off road parking is provided for several vehicles along with adjacent garage. Amenities are close to hand with a local Village shop in Great Leighs, with a further drive to Notley Village to find a good size superstore. The property offers four good sized bedrooms, with scope to convert into five, two large reception rooms with the addition of a useful sun room, good size kitchen/breakfast room and ground floor cloakroom.



4 Bedroom(s)



2 Reception(s)



1 Bathroom(s)



Part glazed door leading to:

ENTRANCE PORCH

Doorway leading to:

ENTRANCE HALL

Stairs rising to first floor, double radiator, under stairs storage cupboard, door to:

GROUND FLOOR CLOAKROOM

Two piece suite with vanity wash hand basin with mixer taps, low level WC, dado rail, extractor fan.

DINING ROOM 4.24m (13'11) x 3.51m (11'6)

Dual aspect with double glazed windows to side and bay window to front with seating area beneath, feature stone fireplace with fitted electric fire, radiator.

LOUNGE 4.37m (14'4) x 3.45m (11'4)

Double glazed windows to side, glazed doors with adjacent fixed windows leading onto sun room, period style fireplace surround with cast iron inset and tiled hearth, open fire.

SUN ROOM 6.12m (20'1) x 3.35m (11')

Double glazed windows and French doors giving access to garden, ceiling spotlights, door leading to:

INNER HALLWAY

Access to:

KITCHEN 4.37m (14'4) x 3.25m (10'8) + 1.70m (5'7) x 2.38m (7'9)

Fitted with a comprehensive range of oak effect eye and base level units, with rolled edge work surface, inset one and quarter bowl sink unit with mixer taps, integrated dishwasher, space for oven, cooker hood to remain, splash back tiling, double glazed window to rear and side window to sun room, ceiling spotlights, door way giving access to:

FIRST FLOOR LANDING

A split landing with storage cupboard, door way leading to:

BEDROOM ONE 5.46m (17'11) x 3.2m (10'6)

Dual aspect with double glazed windows to front and rear, two radiators, built in storage cupboard.

BEDROOM TWO 4.39m (14'5) x 3m (9'10)

Dual aspect with double glazed windows to front and side, radiator, built in fitted wardrobes.

BEDROOM THREE 3.66m (12'0) x 3.51m (11'6)

Double glazed window to front, radiator beneath.

BEDROOM FOUR 2.41m (7'11) x 2.06m (6'9)

Double glazed window to front, built in wardrobes.

BATHROOM

Four piece suite comprising of, panelled enclosed bath, vanity wash hand basin with mixer tap, twin flush low level w.c, large walk-in double shower cubicle, radiator, some tiling to walls and flooring, double glazed window to rear.

GARAGE & PARKING 5.49m (18'0) x 3.25m (10'8)

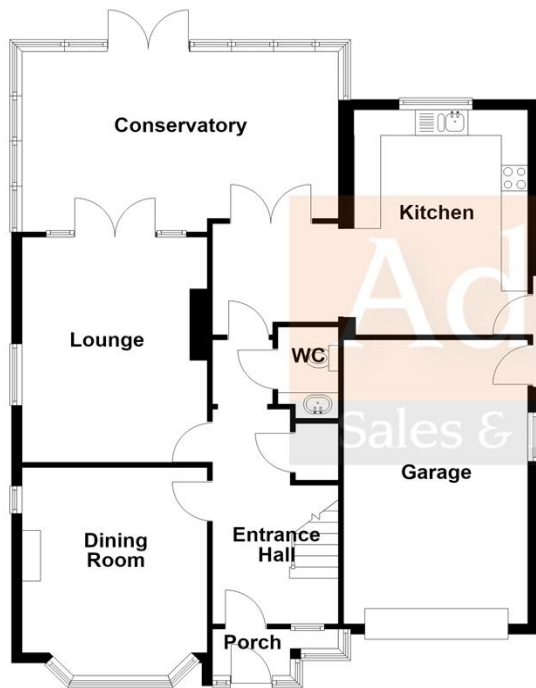
Power and light connected, plumbing for washing machine.

GARDENS

As mentioned earlier, the property stands on a plot approximately 1/3 of an acre. To the front there is a useful large driveway which provides parking for several vehicles which leads to the garage. There is access to the rear of the property to either side, and a large lawned area to the front which is well-screened. The rear garden is of a good size and southerly facing, commencing with paved patio area, the remainder of the garden has an array of mature shrubs and trees, is mainly laid to lawn with two timber sheds and summer house.

Ground Floor

Approx. 111.0 sq. metres (1194.3 sq. feet)



First Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



Total area: approx. 178.9 sq. metres (1925.2 sq. feet)

This plan is for layout guidance only and is NOT TO SCALE
Check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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EPC RATING: D
COUNCIL TAX BAND: F

These particulars do not constitute an offer or contract and although thought to be accurate are intended only to provide a general guide. Interested parties must personally verify their accuracy. We have not carried out a detailed survey therefore services, heating or specific appliances have not been tested. Sizes indicated should not be relied upon and must be used as a guide only.
ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH ADRIANS ESTATE AGENTS

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For more information, please contact

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