

## BRICKBARN, GREAT LEIGHS

Total Approximate Internal Area: 178m sq/ 1916 sq ft



EXCLUDED AREA: GARAGE: 22 m<sup>2</sup>/239 sq.ft, CARPORT: 12 m<sup>2</sup>/134 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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## BRICKBARN, GREAT LEIGHS, CHELMSFORD

### OFFERS OVER £580,000



## BRICKBARN GREAT LEIGHS CHELMSFORD

\*\*\*No Onward Chain\*\*\* Located at the end of a quiet close in the desirable village of Great Leighs is this substantial four bedroom detached family home boasting 1900 Square Feet of accommodation. The ground floor accommodation comprises:- living room, dining room, kitchen/breakfast room, utility rooms, cloakroom and entrance hall. On the first floor are four bedrooms with two en-suites and a family bathroom,. Externally the property boasts a double garage with carport, driveway parking and a low maintenance rear garden.





**Entrance Hall**

Tiled flooring, radiator with cover, power points, understairs storage cupboard, stairs rising to the first floor landing, doors to.

**Cloakroom**

W.C, wash hand basin with pedestal, radiator, tiled flooring, extractor fan.

**Living Room**

21' x 13'9" (6.40m x 4.19m)

UPVC double glazed windows to front aspect with fitted shutters, feature fireplace with stone surround, radiator, wood effect flooring, radiator, T.V point, power points, UPVC double glazed French doors leading to the rear garden.

**Dining Room**

15'10" x 10'10" (4.83m x 3.30m)

UPVC double glazed bay window to front aspect with fitted shutters, radiator, power points,

**Kitchen/Breakfast Room**

16'6" x 14'7" (5.03m x 4.45m)

UPVC double glazed window to side aspect, base and eye level units with Quartz working surfaces over & complimentary breakfast area ,Range cooker with extractor over, inset Butler sink, space for American style fridge/freezer, integrated dishwasher, inset spotlights, feature lighting, tiled flooring, part tiled walls, radiator, power points, UPVC double glazed French doors leading to the rear garden, doors to.

**Utility Room**

6'9" x 6' (2.06m x 1.83m)

UPVC double glazed window to side aspect, base and eye level units with Quartz working surface over, inset sink with drainer unit, space for washing machine, tiled flooring, part tiled walls, inset spotlights, power points, radiator.



**Family Bathroom**

UPVC double glazed opaque window to front aspect, enclosed bath with mixer taps & shower attachment, wash hand basin with pedestal, W.C, bidet, radiator, inset spotlights, extractor fan, part tiled walls, tiled flooring.

**Garden**

To the rear of the property is a Sandstone patio area leading to the remainder artificial lawn with a variety of mature shrubs and a raised decked area to the foot of the garden. A timber gate provides access to the carport.

**Double Garage & Carport**

To the rear of the property is a double garage with two up & over doors, power, lighting and a pitched roof for storage. To the side of the double garage is an enclosed carport with double doors.

**Driveway**

To the the side of the property is driveway parking.

- Four Bedrooms
- Detached Family Home
- Double Garage With Carport
- Driveway Parking
- Low Maintanance Rear Garden
- Two Receptions
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Two En-Suites & Family Bathroom
- No Onward Chain





**First Floor Landing**

UPVC double glazed window to rear aspect with fitted shutter, door to airing cupboard, loft access, radiator, power points, doors to.

**Principa Bedroom**

16'7" x 10'9" (5.05m x 3.28m)

UPVC double glazed windows to multiple aspects, a range of fitted wardrobes, radiator, T.V point, power points, door to.

**En-Suite**

UPVC double glazed window to rear aspect, Velux window to front aspect, walk-in shower with glass enclosure, twin wash hand basins with vanity drawers below, W.C, heated towel rail, W.C, part tiled walls, tiled flooring, inset spotlights, extractor fan.

**Bedroom Two**

13'9" x 12'7" (4.19m x 3.84m)

UPVC double glazed window to front aspect with fitted shutters, fitted wardrobes, radiator, power points, door to.

**Secondary En-Suite**

UPVC double glazed Opaque window to front aspect with fitted shutter, enclosed shower with glass enclosure, wash hand basin, W.C, heated towel rail, herringbone style flooring, part tiled walls, inset spotlights, extractor fan.

**Bedroom Three**

14'1" x 13'7" (4.29m x 4.14m)

UPVC double glazed window to front aspect with fitted shutters, radiator, power points.

**Bedroom Four**

12'5" x 8'7" (3.78m x 2.62m)

UPVC double glazed window to side aspect, radiator, power points.

