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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.

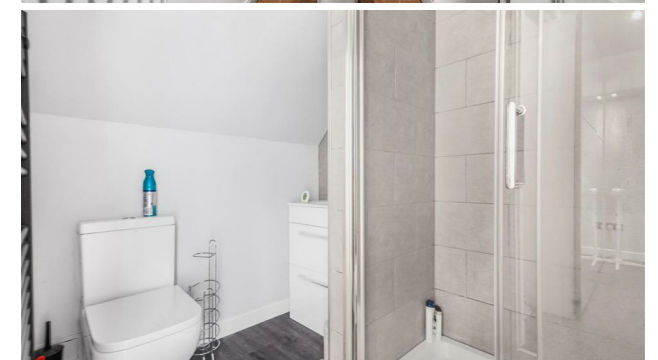
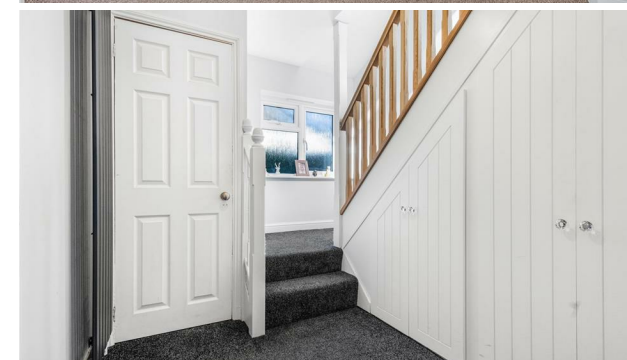
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**EVELYN ROAD, GREAT LEIGHS, CHELMSFORD**

**OFFERS OVER £550,000**



## EVELYN ROAD GREAT LEIGHS CHELMSFORD

*Situated in the popular village of Great Leighs, this spacious detached home on Evelyn Road offers around 1,740 sq ft of flexible accommodation, well suited to family living.*

*The property opens via an entrance porch into a central dining room, creating a welcoming and sociable hub. From here, double glazed doors lead into a bright summer room with garden access, while the living room offers a comfortable space to relax and flows through to bedroom four and a generous kitchen/breakfast room. The layout connects well, with the kitchen also linking back to the summer room, enhancing the sense of space and usability.*

*Further ground floor space includes a bathroom, cloakroom and useful storage areas, along with access to bedroom three and stairs rising to the first floor. Upstairs, there are two bedrooms, one benefiting from an en-suite and the other with its own WC.*

*Outside, the property enjoys a gravel driveway providing parking for approximately five vehicles. There are also several in-progress outbuildings, including a single garage with attached workshop/office and a summer house, offering excellent potential for future use.*





- **Four Bedroom Detached Family Home**
- **Sizeable Kitchen/Breakfast Room**
- **Dining Room With Glazed Doors to Summer Room**
- **Ground Floor Bedroom Three/Four**
- **Cloakroom & Family Bathroom**
- **En-Suite Facilities To Principal & Bedroom Two**
- **Living Room**
- **Summer House & Workshop/Office Outbuilding**
- **Single Garage & Driveway Parking**
- **Quiet Village Location**

**Entrance Porch**

4'11" x 4'3" (1.5m x 1.3m)

Entrance via glazed UPVC door, double glazed UPVC window to side aspect, carpeted flooring, inset spotlight. Door to: Dining Room

**Dining Room**

11'5" x 11'1" (3.5m x 3.4m)

Double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points, Door to: Living Rom. Double Glazed Doors to: Summer Room.

**Summer Room**

14'1" x 8'2" (4.3m x 2.5m)

Double glazed UPVC windows to side & rear aspect, glazed double doors to rear aspect, UPVC framed translucent panel ceiling, internal window to Kitchen/Breakfast area, tiled flooring, wall mounted light fixtures, various power points. Glazed Door to: Kitchen/Breakfast area.

**Living Room**

21'3" x 13'5" (6.5m x 4.1m)

Double glazed UPVC window to front aspect, carpeted flooring, wall mounted radiator, ceiling mounted light fixtures, various power points. Doors to: Bedroom Four, Kitchen/Breakfast Room.

**Bedroom Four**

10'5" x 6'2" (3.2m x 1.9m)

Double glazed UPVC window to front aspect, timber flooring, ceiling mounted light fixture, various power points.

**Kitchen/Breakfast Room**

24'3" x 10'9" (7.4m x 3.3m)

Double glazed UPVC window to side & rear aspect, various base and eye level units with granite effect worksurfaces oven, belling range-style cooker with six ring hob, two ovens and integrated grill, with overhead extractor hood, integrated stainless steel sink with mixer tap and drainer unit, space for American style fridge freezer, space for washing machine & dishwasher, space for dining table, splashback tiling, wall mounted radiator, tiled flooring, ceiling mounted light fixtures, various power points. Doors to: Lobby & Inner Hallway.

**Lobby**

10'5" x 8'6" (3.2m x 2.6m)

Frosted double glazed UPVC window to side aspect, carpeted stairway to first floor landing, access to understand storage cupboard, access to boiler cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Doors to: Bedroom Three & Inner Hallway.

**Bedroom Three**

14'9" x 10'5" (4.5m x 3.2m)

Double glazed UPVC window to side aspect, wall mounted radiator, carpeted flooring, inset spotlights, various power points.

**Inner Hallway**

15'1" x 3'3" (4.6m x 1.0m)

UPVC glazed door to rear aspect, tiled flooring, ceiling mounted light fixture, various power points. Doors to: Bathroom & Cloakroom.

**Bathroom**

Frosted UPVC window to side aspect, four-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, panel enclosed bath with mixer tap, walk-in shower with rainfall head, hand held attachment & glass screen, wall mounted heated towel rail, tiled flooring, tiled walls, ceiling mounted light fixture, inset spotlight extractor fan.





**Cloakroom**

Double glazed frosted UPVC window to rear aspect, low level WC, pedestal wash hand basin with separate taps, wall mounted radiator, tiled flooring, inset spotlight.

**First Floor Landing**

8'2" x 6'2" (2.5m x 1.9m)  
Double glazed UPVC window to side aspect, Carpeted stairway with timber post and rail banister, carpeted flooring, inset spotlight. Doors to: Principal Bedroom & Bedroom Two.

**Principal Bedroom**

14'9" x 14'1" (4.5m x 4.3m)  
Double glazed UPVC window to rear aspect, integrated mirrored wardrobes, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Door to: En-Suite.

**En-Suite**

Two piece suite, low level WC, pedestal wash hand basin with separate taps, tiled flooring, inset spotlight.

**Bedroom Two**

9'10" x 9'6" (3.0m x 2.9m)  
Double glazed UPVC window to side aspect, access to eaves storage, wall mounted radiator, carpeted flooring, inset spotlights, various power points. Door to: En-Suite.

**En-Suite**

Three-piece suite, low level WC, tile enclosed shower with sliding glass door, vanity wash hand basin with low level storage, wall mounted heated towel rail, laminate timber flooring, partially tiled walls, inset spotlight.

**Gardens**

The property is approached by a gravel driveway, to the front of the property is a laid to lawn area enclosed by hedges. the gravel driveway leads past the house to a five bar fence and then the garage in the rear garden. To the rear of the property is a stoned paved patio seating area and a laid to lawn garden with a gravel path leading to the summer house and workshop/office attached to the rear of the garage.

**Outbuildings**

The property benefits from a in-development workshop/office attached to the rear of the garage & a summer house with windows & door.

**Garage & Driveway Parking**

Single Garage with double timber doors, gravel driveway parking for five cars.

**Local Village**

Willows Green is a small and peaceful setting on the edge of Great Leighs, surrounded by open countryside yet conveniently positioned between Chelmsford and Braintree. Great Leighs itself offers a village hall, two public houses and the historic St Mary's Church, along with access to a network of scenic countryside walks. For a wider range of amenities, the nearby market town of Braintree provides shopping facilities, restaurants, schooling and mainline rail links.

