



**Guide price £600,000**

**TENURE : FREEHOLD**

Chappel Road, Great Tey, CO6 1JR

**Bedrooms : 3**

**Bathrooms : 2**

**Reception Rooms : 2**

ACCESS to the property is via an obscure double glazed entrance door onto ENTRANCE HALL Built in storage cupboard along with built in linen cupboard, access to loft space. BEDROOM ONE 4.32 m x 3.42 m (plus recess ) With double glazed windows to front and side aspects, TV pt. ENSUITE SHOWER ROOM With obscure double glazed window to side, suite comprises, low level WC, wash hand basin with fitted vanity unit beneath, double width shower cubical, two inset ceiling spotlights, extractor fan. BEDROOM TWO 5.34 m x 4.11 m 9 this room has been designed to be split into two rooms0 With double glazed windows to front and side aspects, TV pt. FAMILY BATHROOM With obscure double glazed window to the rear aspect, suite comprises, low level WC, wash hand basin with vanity unit beneath, double width shower cubical, paneled bath with shower and screen over, fully tiled walls. SITTING ROOM 5.95 m x 4.33 m With double glazed bifold doors to rear and windows and French doors to both flanks, two TV pts, four wall light pts. KITCHEN/BREAKFAST ROOM 6.15 m x 3.15 m With double glazed French door to rear along with windows to rear and side. A butler style sink unit over a comprehensive range of fitted base units extending to work surfacing over with tiled splash backs and eye level units above. Built in LEISURE COOKMASTER range incorporating seven ring gas hob ( Calor ) with double oven and grill beneath. Ten inset ceiling spotlights. UTILITY ROOM With double glazed stable style door to side. A single drainer stainless steel sink unit over fitted base units, extending to work surfacing over with tiled splash backs and eye level units above, plumbing for washing machine. OUTSIDE The property is situated at the end of a private lane on a plot of approximately 1.78 acres there is an area of car parking with parking for several vehicles, the kitchen and sitting room open onto a large concrete patio.









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