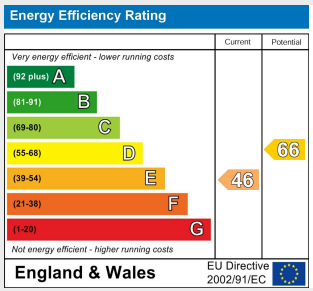
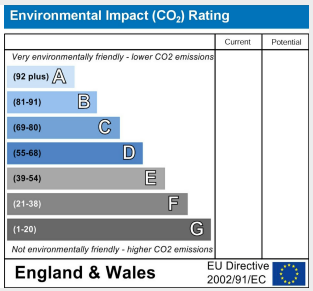


Main Road, Little Leighs, Chelmsford, CM3 1NB

Offers in excess of £425,000

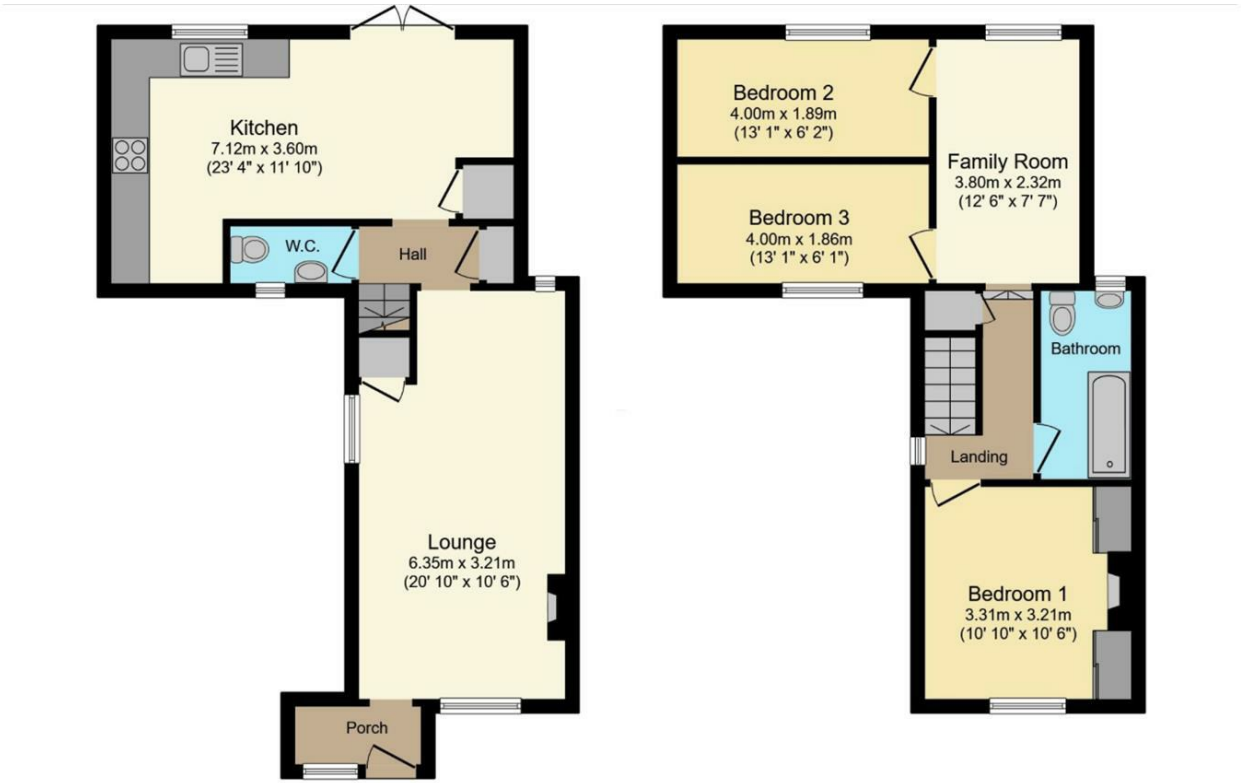
- No Onward Chain
- Charming three-bedroom character home
- Triple-aspect lounge featuring a wood-burning stove
- Spacious kitchen/dining room with French doors opening onto the garden
- Ground floor cloakroom
- First floor family room / study
- Enclosed rear garden with large deck
- Off-road parking for multiple vehicles
- Easy Access to Beaulieu Park Train Park Station and Park & Ride
- Convenient access to Chelmsford, Braintree, A120, A12 and Stansted Airport





NO CHAIN Gary Townsend at Paul Mason Associates offers this charming and deceptively spacious three-bedroom situated in a convenient village setting, combining character features with modern family living. The accommodation includes a welcoming entrance lobby, impressive triple-aspect lounge with wood-burning stove, spacious kitchen/dining room opening onto the rear garden, ground floor cloakroom, three well-proportioned bedrooms and a beautifully appointed family bathroom.

Little Leighs is a highly regarded Essex village offering a wonderful balance of rural charm and accessibility surrounded by attractive countryside. The village enjoys a peaceful community atmosphere whilst remaining conveniently positioned for access to Chelmsford, Braintree and the A120. Residents benefit from a well-regarded primary school, village hall, parish church and a network of scenic country walks and bridleways. Nearby Great Leighs provides additional everyday amenities including a village store, public houses and sporting facilities. For commuters, Chelmsford City Centre and its mainline railway station offer regular services to London Liverpool Street, whilst Stansted Airport and major road links including the A120, A12 and M11 are all within easy reach.



Total floor area 90.9 sq.m. (978 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

DISTANCES

Great Leighs Primary School – 1.0 mile
Beaulieu Park Railway Station – 6 miles
Chelmsford Railway Station – 9 miles
Braintree Railway Station – 5 miles
A120 (Great Leighs Junction) – 2 miles
A12 (Boreham Interchange) – 7 miles
London Stansted Airport – 12 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

2.81m x 1.28m (9'2" x 4'2")
The space offers a practical area for coats and footwear, with wood-effect flooring and a front-facing window providing additional natural light.

Lounge

6.35m x 3.21m (20'9" x 10'6")
A generously proportioned triple-aspect lounge enjoying an abundance of natural light from windows to three elevations. This inviting reception space combines character and comfort, featuring a charming brick fireplace with inset wood-burning stove, and ample room for both seating and dining areas. The open-plan layout creates an excellent space for everyday family living and entertaining, while the attractive outlooks over the surrounding gardens further enhance the room's appeal.

Inner Hallway

Providing access to the cloakroom and kitchen/dining room, plus stairs to the first floor and useful storage cupboard.

Kitchen / Dining Room

7.11m x 3.55m (23'3" x 11'7")
A spacious kitchen/dining room providing French doors opening directly onto the rear patio and garden. The kitchen is fitted with a comprehensive range of contemporary gloss-fronted units complemented by wood-effect work surfaces, tiled splashbacks and ample space for appliances. The generous dining area provides excellent space for family meals and entertaining, while the seamless connection to the garden creates an ideal setting for indoor-outdoor living during the warmer months.

Cloakroom

Fitted with a modern white suite comprising a low-level WC and wash hand basin with storage beneath. Finished with contemporary wall tiling, contrasting floor tiles and a frosted window providing natural light and privacy.

FIRST FLOOR

Landing

Providing access to the principal bedroom, family bathroom and study with bedrooms two and three beyond.

Snug / Office

3.81m x 2.34m (12'5" x 7'8")
A flexible space with ample room to create a study area, reading nook or hobby space. Natural light is provided by a rear-facing window overlooking the garden, while doors lead to Bedrooms Two and Three. The versatile layout presents an excellent opportunity for home working or additional family living space.

Bedroom One

3.30m x 3.22m (10'9" x 10'6")
The principal bedroom enjoys a pleasant front-facing aspect with attractive views over mature trees and offers ample space for a double bed and accompanying furniture, while a feature cast-iron fireplace adds character and charm. Built-in wardrobes provide excellent storage, and the neutral décor creates a bright and relaxing retreat.

Bedroom Two

4.01m x 1.87m (13'1" x 6'1")
A comfortable second bedroom enjoying a pleasant front-facing aspect and offering flexible accommodation for family members, guests or those working from home.

Bedroom Three

4.00m x 1.88m (13'1" x 6'2")
The third bedroom enjoys a pleasant rear-facing aspect and offers flexible accommodation for family members, guests or those working from home.

Family Bathroom

2.81m x 1.97m (9'2" x 6'5")
A spacious family bathroom fitted with a contemporary white suite, comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. Finished with elegant full-height stone-effect tiling and recessed ceiling lighting, the room offers a luxurious yet practical space for everyday family living, while a frosted window provides natural light and ventilation.

EXTERIOR

Driveway & Parking

The property is approached via a generous gravel driveway providing ample off-road parking for multiple vehicles. A charming brick-built water well creates an attractive focal point to the front elevation, enhancing the home's character and kerb appeal. To the side, a covered log store offers practical sheltered storage, ideal for supporting the wood-burning stove within the property, while also providing useful additional covered space.

Rear Garden

The rear garden has been designed with ease of maintenance in mind, featuring an extensive decked terrace that provides an ideal space for outdoor dining, entertaining and relaxing. Beyond the terrace, a generous lawn extends to the rear boundary, offering ample space for children to play or keen gardeners to further enhance the landscape. Fully enclosed by timber fencing, the garden enjoys a good degree of privacy and benefits from a pleasant open aspect, creating an attractive outdoor environment for family enjoyment throughout the year.

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.

Viewings

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











Paul Mason Associates

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

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