



6 LITTLE RYE FIELDS, CHELMSFORD CM3

OFFERS IN EXCESS OF £450,000

3 Bedrooms | 2 Bathrooms | 1 Reception

**** IMMACULATELY PRESENTED **** Situated within a quiet CUL-DE-SAC in the sought after village of GREAT LEIGHS is this modern THREE bedroom DETACHED family home, still benefiting from the remainder of the NHBC WARRANTY. Internally the property offers a stylish LOUNGE with inset fireplace and fitted storage, together with a spacious KITCHEN/DINER with integrated appliances and French doors opening to the rear garden.

The first floor offers THREE bedrooms with EN-SUITE to the master, plus a family bathroom and downstairs cloakroom. Externally there is an UNOVERTLOOKED SOUTH FACING rear garden and GARAGE, along with driveway parking for TWO VEHICLES and potential to EXTEND (STPP). Ideally located within walking distance of the village primary school and within easy reach of Chelmsford City Centre and Park & Ride.

Early viewing is highly recommended in order to appreciate the accommodation and location on offer.

**** GUIDED PRICE £450,000 - £475,000 ****



GROUND FLOOR

Entrance Hall

Laminate flooring, radiator, under stairs storage cupboard, stairs rising to first floor, doors to;

Cloakroom

Obscure double glazed window to front, wall mounted hand wash basin, WC, radiator.

Living Room 15'3" x 10'5" (4.66 x 3.20)

Carpet flooring, radiator, double glazed window to front.

Kitchen/ Diner 17'9" x 10'0" (5.43 x 3.05)

Laminate flooring, double glazed window to rear, french doors to rear, wall & base level units with roll edged work surfaces, integral oven, four ring gas hob with extractor over, integral fridge/ freezer, spaces for dishwasher & washing machine, larder cupboard.

FIRST FLOOR

Landing

Carpet flooring, airing cupboard, loft access, doors to;

Bedroom One 10'11" x 9'10" (3.35 x 3.02)

Carpet flooring, double glazed window to front, radiator, door to;

Ensuite

Tiled flooring, double shower enclosure, wall mounted hand wash basin, WC, radiator.

Bedroom Two 11'4" x 10'11" (3.47 x 3.35)

Carpet flooring, double glazed window to rear, radiator.

Bedroom Three 8'4" x 8'1" (2.56 x 2.48)

Carpet flooring, radiator, double glazed window to rear.

Bathroom

Tiled flooring, bath with shower over, wall mounted hand wash basin, WC, obscure double glazed window to front.

EXTERIOR

Front Of Property

Path to front entrance, double length driveway to side leading to garage., rear access gate.

Rear Garden

Paved patio area opening to south facing garden laid to lawn, side access to garage.

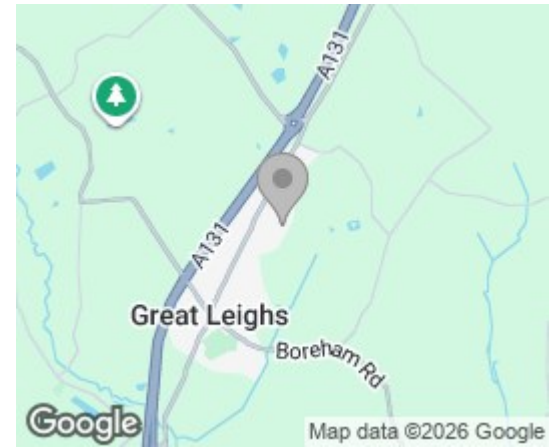
Garage

Detached single garage with up & over door, internal power connected.

NOTES

The property is available Freehold, with an estate charge of £302 per annum (paid up to August 2026). Intending purchasers are advised to seek confirmation of this cost prior to purchase via their legal representative, as Branocs Estates have not yet seen the Estate Management Pack.

Area Map



Floor Plans

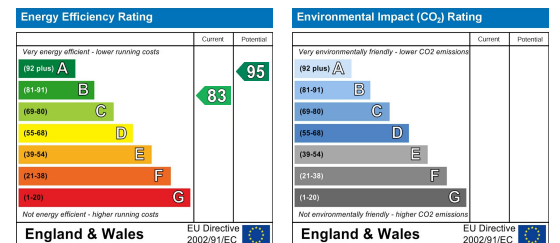


Ground Floor

First Floor

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of items, fixtures, fittings and any other items are approximate and not necessarily taken to the centimetre. It is recommended that you take the floor plan as a guide only and do not rely on it for any specific measurements. The services, systems and appliances shown have not been tested and are guaranteed as to their suitability or efficiency only to the best of our knowledge.

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



Phone: 01376 386555
Email: info@branocsestates.co.uk
Website: www.branocsestates.co.uk

Phoenix House 5 New Street
 Braintree
 Essex
 CM7 1ER

