



GUIDE PRICE £700,000 - £710,000. Located in a most favoured position, directly overlooking farmland within this popular semi-rural village is this most interesting detached home. The property has recently undergone many improvements and is now presented to a very high order throughout. Accommodation includes three double bedrooms and two bathrooms to the first floor. On the ground floor is a most impressive fully fitted kitchen breakfast room with a superb feature island, lounge diner with an impressive fireplace and woodburner, entrance porch and a cloakroom. Externally there is a driveway, garage (which lends itself for conversion to a home office/garden room) and a wonderful landscaped 115' rear garden. To the front aspect the property affords extensive countryside views. Improvements are too numerous to list, however, include a new central heating boiler, new bathroom, new kitchen, new wood burner and the garage has been re-roofed. Energy rating D.

Location Note

The property is located in the sought after village of Purleigh, around 4 miles south of Maldon and approximately 10 miles east of Chelmsford. Purleigh is a small semi-rural village with a community village shop, highly regarded primary school, public house and parish church. The property occupies a country lane setting. The village has a strong local community with many active social groups mainly centred around the village hall and The Bell public house. The area is largely surrounded by open countryside with a network of footpaths.

Notes

- The property has undergone many improvements over the past couple of years which include:
- New oil fired boiler housed outside
- New pressurised water cylinder
- Mostly new radiators
- Garage re-roofed
- All doors, both internal and external replaced
- New kitchen
- New family bathroom
- Re-decorated
- Electrical & plumbing works
- New patio

FIRST FLOOR

Bedroom One 12'6 x 11'6 (3.81m x 3.51m)
Window to front overlooking farmland, radiator.

Bedroom Two 11'6 x 8'10 (3.51m x 2.69m)
Window to front overlooking farmland, radiator. Large walk-in wardrobe. (possibility of conversion to an en-suite maybe).

Bedroom Three 12'2 x 8'6 (3.71m x 2.59m)
Window to rear overlooking the rear garden, radiator, double built-in wardrobe.

Family Bathroom/wc
Window to rear, Victorian style radiator with towel rail. Re-fitted with a luxury suite comprising 'stand-alone' high backed Victorian style bath. Freestanding wash hand basin unit with cupboards below, wc. Tiled floor.

Shower Room/wc
Window to side and chrome ladder radiator. Stylish suite comprising large shower cubicle with glass screens, part concealed wc, wash hand basin set onto storage unit. Tiled floor.

Landing
Stairs to ground floor.

GROUND FLOOR

Entrance Porch
High security composite entrance door, further similar door to:

Lobby
Door to lounge and open to kitchen.

Lounge Diner 21' x 12'10 (6.40m x 3.91m)
Window to front. Double French style doors with side windows to the rear garden. Feature brick fireplace housing a recently installed wood burner. Two Victorian style radiators.

Kitchen Breakfast Room 21' x 15'6>11'6 (6.40m x 4.72m>3.51m)
An 'L'-shaped room extensively and fully re-fitted. Window to front and rear. Victorian style radiator. Double bowl Butlers style sink unit. Comprehensive range of base and wall units with drawers and saucepan drawer packs. Two built-in ovens, induction hob with hood over, integrated wine fridge and dishwasher. American style fridge freezer. Extensive quartz work surfaces with a fantastic matching island unit. Under stairs store cupboard. Amtico flooring. Door to:

Rear Lobby
Door to rear garden, space for washing machine, door to:

Cloakroom
Window to rear and radiator. Suite comprising wash hand basin set onto storage unit and wc.

EXTERIOR

Front
Low maintenance front garden, porch lighting, driveway to:

Garage
Electric roller shutter door, power and light, French style double doors to the garden. In our opinion the garage lends itself for conversion to a home office, gym etc.

Rear Garden approx 115' (approx 35.05m)
Large recently laid patio, lawn area. Pathway leading to further lawn garden. Large timber store shed, wooden trellis around plastic oil storage tank. Low maintenance flower and shrub beds, various trees, water tap. Fencing to all boundaries. External oil fired boiler with galvanised steel housing.

Agents Notes
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

