



Greenvale, Purleigh , Essex CM3 6FQ
Price £1,275,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming village of Purleigh, this impressive detached house in Greenvale offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,577 square feet, this property is ideal for families seeking a generous home with ample room for both relaxation and entertainment.

Situated within an exclusive gated development constructed circa 2018 the property has impressive landscaped gardens incorporating double garage along with a garden room/home gym with the overall plot measuring approx 125' Depth x 106' Width. Upon entering, you are greeted by a welcoming reception hallway along with three well-appointed reception rooms & a stunning open plan kitchen/family room with an impressive galleried landing above, whether it be a formal dining area, a cosy lounge, or a playroom for the children. The layout is designed to promote a sense of openness while still offering intimate spaces for family gatherings or quiet evenings.

The property boasts five bedrooms, ensuring that everyone has their own sanctuary. The three bathrooms are thoughtfully designed, providing convenience and privacy for the entire household.

Set in a tranquil location, this home is surrounded by the picturesque countryside, offering a peaceful retreat from the hustle and bustle of life. Purleigh itself is a delightful village, known for its friendly community and beautiful landscapes along with the highly regarded village Primary School, making it an ideal place to raise a family or enjoy a serene lifestyle.

Energy Efficiency Rating C. Council Tax Band G.



Master Bedroom 14'9 x 13'7 (4.50m x 4.14m)

Double glazed window to rear & side, fitted wardrobes, door to:

En-Suite

Obscure double glazed window to side, ladder towel radiator, low level w.c, twin wash hand basins with mixer tap, tiled shower cubicle & wall mounted shower unit, extractor fan, inset lighting to ceiling, tiled floor.

Bedroom 2 13'5 x 12'7 (4.09m x 3.84m)

Double glazed window to front, fitted wardrobe, radiator, door to:

En-Suite

Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, tiled floor, extractor fan, inset lighting to ceiling.

Bedroom 3 13'6 x 11'5 (4.11m x 3.48m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 4 13'5 x 10'1 (4.09m x 3.07m)

Double glazed window to front.

Bedroom 5 / Dressing Room 9'5 x 6'5 (2.87m x 1.96m)

Double glazed window to front, radiator, fitted wardrobes, access to loft space.

Bathroom

Obscure double glazed window to side, ladder towel radiator, suite comprising of low level w.c, wash hand basin with mixer tap, tiled floor, tiled shower cubicle & wall mounted shower unit, bath with mixer tap & hand held shower, inset lighting to ceiling, extractor fan.

Galleried Landing

Double glazed window to front, glass balustrades, airing cupboard, inset lighting to ceiling, stairs leading down to:

Reception Hallway

Entrance door, inset lighting to ceiling, built in storage cupboard, doors to:

lounge 19'2 x 13'6 (5.84m x 4.11m)

French doors to garden, fireplace with log burner.

Dining Room 13'7 x 12'4 (4.14m x 3.76m)

Double glazed bay window to front.

Study 13'6 x 8'5 (4.11m x 2.57m)

Double glazed bay window to front, fitted office furniture

Cloakroom/W.C

Obscure double glazed window to front, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling, extractor fan.

Kitchen/Family Room 13'3 x 11'8 (4.04m x 3.56m)

Double glazed window to rear, bifolding doors to rear leading to garden, tiled floor, inset lighting to ceiling, sink unit with mixer tap set into worksurfaces, two built in Siemens ovens, space for American style fridge/freezer, Island unit with built in Siemens five ring hob extractor fan, built in Siemens dishwasher, range of fitted base and wall mounted units.

Utility Room 9'5 x 7'8 (2.87m x 2.34m)

Door to side to garden, inset lighting to ceiling, built in storage cupboard, sink unit with mixer tap, space for washing machine, space for tumble dryer, fitted base and wall mounted units, tiled floor continued from Kitchen.

Landscaped Low Maintenance Garden approx 106' max width (approx 32.31m max width)

Commencing with a large patio area, artificial lawn, access to front via gate, outside tap, flower and shrub beds, external power point.

Garden Room / Gym

personal door to side, bifolding doors to front, power connected & inset lighting to ceiling.

Frontage

Shingled driveway providing ample off road parking for numerous cars, landscaped shrub beds & boarders.

Double Garage

Divided into two sections with up & over doors to front.

Agents Note

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.



Church Hawes



Church Hawes



Church Hawes



Church Hawes





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

3209.26 ft²
298.15 m²

Reduced headroom

18.71 ft²
1.74 m²

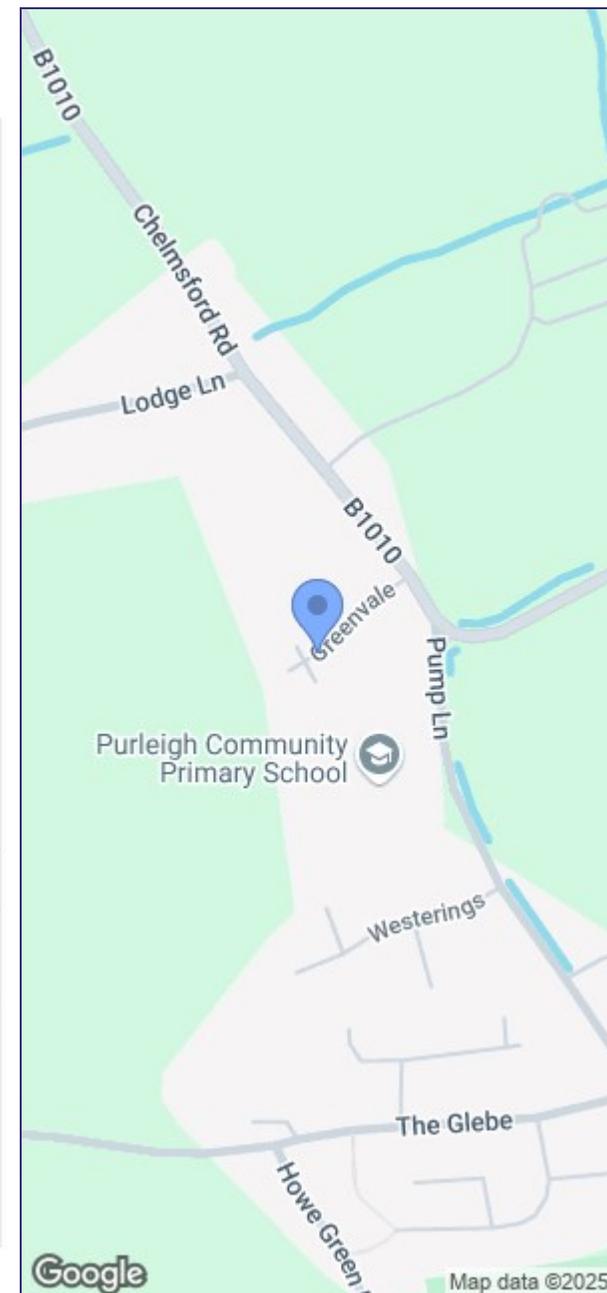
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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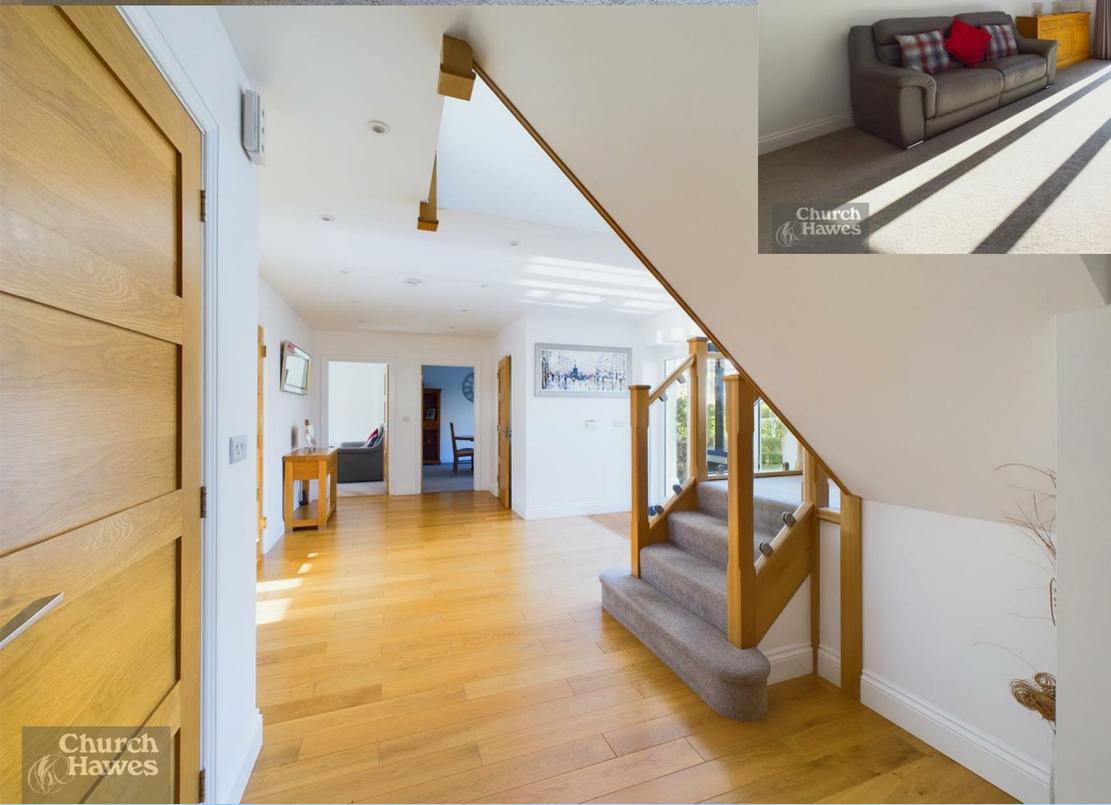




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