



Paul Mason ^{Associates}



School Lane, Great Leighs, Chelmsford, CM3 1GS

Guide price £650,000

- Linked Property Situated At The End Of A Quiet Mews With *NO CHAIN*
- Four Double Bedrooms (Master Suite With Dressing Room & En-Suite)
- Dual Aspect Lounge With French Doors To Landscaped Rear Garden
- Family Room Overlooking Front Garden
- Modern Fitted Kitchen With Central Island & Dining Area
- Cloakroom & Utility Rooms
- Double Length Garage Plus Carport & Driveway
- Extensive, Landscaped Front & Rear Gardens On Unique Plot
- Chelmer Valley High School Catchment
- 'Granville' Built Property Situated In The Heart Of The Village

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
76		83			
EU Directive 2002/91/EC 			EU Directive 2002/91/EC 		
England & Wales			England & Wales		

NO ONWARD CHAIN Gary Townsend at Paul Mason Associates offers this well presented four double bedroom property situated at the end of a quiet mews in the heart of Great Leighs, built by the reputable Granville Developments. A unique feature of the property is large front garden, providing a green and leafy outlook all year round. With four double bedrooms, dressing room and en-suite to master, large kitchen/dining room plus utility, two reception rooms and a tandem length garage with additional parking, this family home ticks multiple boxes for any potential buyer.

Great Leighs itself is conveniently located between Braintree to the North and Chelmsford to the South, thus providing excellent road access to the A12 (for London and M25) and the A120 (leading to Stansted Airport and the M11). The property sits in the heart of this popular village and is just a short walk to the village amenities which include a Post Office/Village Shop, Public Houses, Village Hall and local school. There is a convenient bus service to Chelmsford & Braintree, which provides an extensive range of facilities for all age groups. Finally, the village boasts the country's latest Race Course which also offers further entertainment events.

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DISTANCES

Chelmsford Station: 7.9 miles (Liverpool Street from 34 mins)
Braintree Station: 4.9 miles
Hatfield Peverel Station: 6 miles
Witham Station: 8 miles
Stansted Airport: 18.2 miles
Chelmer Valley High School: 6.6 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator, understairs storage cupboards, wood effect flooring and smooth coved ceiling.

Cloakroom

Opaque double glazed window to rear, LLWC, wash hand basin, radiator, wood effect flooring and smooth coved ceiling.

Lounge

6.03m x 3.83m (19'9" x 12'6")
Double glazed window to front aspect, feature fireplace with inset log burner and granite surround, radiators, wood effect flooring and smooth coved ceiling.
French doors to the rear garden.

Family Room

4.39m x 3.23m (14'4" x 10'7")
Double glazed window to front aspect, radiators, wood effect flooring and smooth coved ceiling with sunken spotlights and speakers.

Kitchen / Dining Room

6.06m x 5.16m (19'10" x 16'11")
Dual aspect with double glazed windows to front and rear, range of modern high gloss base and wall units with quartz worksurface incorporating and one and a half bowl sink drainer unit with central mixer tap and quartz backsplash, built-in electric double oven with hob and extractor fan over, integrated fridge/freezer and dishwasher, central

island unit, wood effect flooring and smooth coved ceiling with sunken spotlights and speakers. Doors to Utility and Carport. (Kitchen fitted Jan 2022).

Utility Room

3.34m x 1.57m (10'11" x 5'1")
Double glazed window to rear, range of matching base and wall units with quartz worksurface incorporating a single bowl sink drainer unit with central mixer tap and quartz splashback, integrated recycling facility and plumbing for washing machine, wall mounted boiler in cupboard (fitted Dec 2020)), wood effect flooring and smooth coved ceiling. Doors to Utility to rear.

FIRST FLOOR

Galleried Landing

Double glazed windows to front and rear, airing cupboard, radiators, carpet to floor and smooth ceiling with sunken spotlights and access to a partially boarded large loft, which has potential for an extension (STPC).

Bedroom one

5.17m x 3.80m (16'11" x 12'5")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling with sunken speakers.

Dressing Room

2.95m x 2.73m (9'8" x 8'11")
Double glazed windows to front and rear, radiator, carpet to floor and smooth coved ceiling with additional loft.

En-Suite

Opaque double glazed window to rear, fully tiled, double shower, LLWC, wall hung wash hand basin, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights.

Bedroom Two

3.83m x 3.24m (12'6" x 10'7")
Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling.

Bedroom Three

4.40m x 2.84m (14'5" x 9'3")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

Bedroom Four

3.83m x 2.71m (12'6" x 8'10")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque double glazed window to rear, fully tiled, double shower, panelled bath with central mixer taps and shower attachment over, LLWC, wash hand basin, shaver point, heated towel rail, tiled flooring and smooth coved ceiling with sunken spotlights and speakers.

Driveway & Garage

The property is approached via a gravel driveway and leads to the carport and tandem length garage which has power and lighting fitted plus generous loft space for additional storage. In addition to the original driveway, the current owners have created additional parking (now up to 4 spaces) to the front of the property situated within the generous front gardens,

Front & Rear Gardens

A unique feature of this property is the large front garden which provides a wonderful outlook with its selection of mature trees, plants and lawn area. In addition, a section has been hard landscaped and offers additional parking.

The more traditional rear garden commences with a large patio area ideal for entertaining and can be accessed from both the utility room and the lounge. From here, you step onto the main lawn which is flanked by an array of specimen trees and plants providing an abundance of colour throughout the seasons. There is also an outside tap, power point,

lighting and courtesy door to the tandem length garage.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

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



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