



Connells

Shimbrooks
Great Leighs Chelmsford

Shimbrooks

Great Leighs Chelmsford CM3 1SH

for sale guide price
£400,000



Property Description

Offered with No Chain, this impressive three-bedroom end-terrace home is located in the sought-after village of Great Leighs and offers exceptional space and a high standard of modern comfort across three well-planned floors.

On entry, you are greeted by a generous open plan lounge and dining area, ideal for everyday family living and entertaining alike. The stylish kitchen provides an abundance of workspace, finished with an convenient ground-floor cloakroom. Integrated speakers feature throughout every room, creating the perfect ambience at the touch of a button.

The first floor hosts two well-proportioned bedrooms and a contemporary family bathroom, perfect for guests or children. Ascend to the top floor to discover the expansive master suite, complete with fitted storage and a luxurious ensuite, a tranquil retreat away from the bustle of daily life.

Parking is made easy, thanks to two allocated spaces outside the property, adding practicality to this inviting family home.

Great Leighs offers a vibrant village community, with the local primary school, store, post office, and welcoming pub all within easy reach. For commuters or days out, you'll enjoy excellent transport connections; the property sits conveniently between Braintree, Witham, and Chelmsford, each offering rail services to London Liverpool Street and access to major routes including

the A120, A12, and A131

This is a fantastic opportunity to acquire a spacious, modern home in a desirable location

Entrance Hall

Stairs to First Floor, understairs storage, radiator

Cloakroom

Low level WC, handwash basin, radiator

Living Room

17' 3" x 15' 7" (5.26m x 4.75m)

French doors to rear garden, two velux windows, three radiators

Kitchen

13' 1" x 8' 6" (3.99m x 2.59m)

Inset stainless one and half steel sink unit with right hand drainer with cupboard under, working surfaces to the side with a matching range of wall mounted units with further drawers and cupboards under, integrated fridge/freezer and dishwasher, built in oven, gas hob with extractor above, washing machine, window to the front aspect, radiator.

First Floor Landing

Stairs to Bedroom One, window to front aspect, radiator

ahead"

Bedroom Two

15' 7" x 11' 4" (4.75m x 3.45m)

Built in wardrobe, airing cupboard, two windows to rear aspect, two radiators.

Bedroom Three

11' 4" x 8' 6" (3.45m x 2.59m)

Window to front aspect, radiator

Bathroom

Low level WC, pedestal handwash basin, bath with hairwash attachment, radiator

Second Floor Landing

Bedroom One

15' 8" x 14' 8" (4.78m x 4.47m)

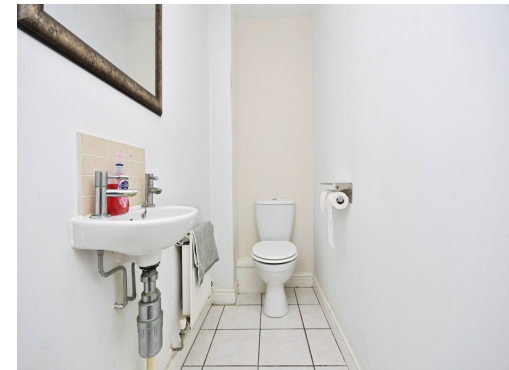
Built in wardrobes, eaves storage, velux window, radiator

En-Suite

Low level WC, pedestal hand wash basin, walk in shower cubicle, double glazed window to the rear aspect.

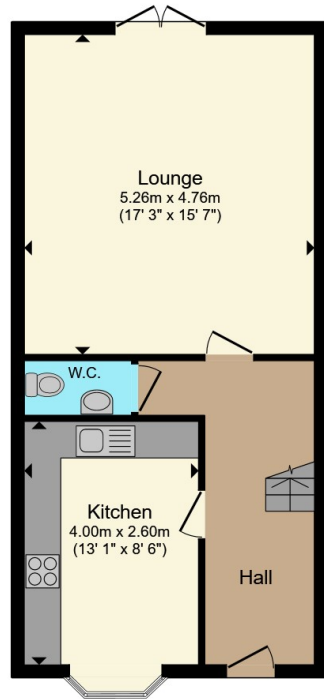
Agents Notes

"Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (including vat) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go

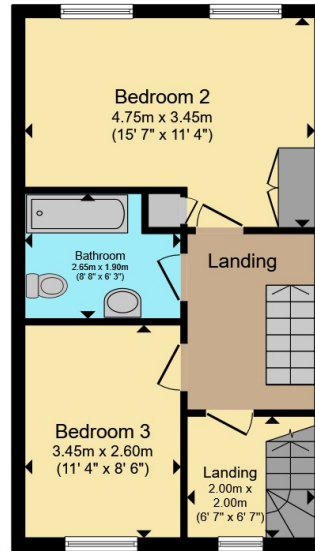




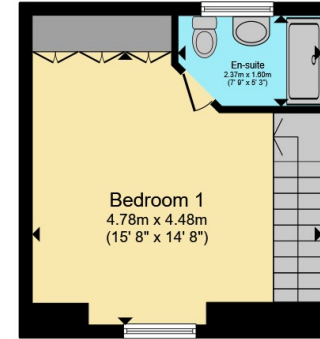




Ground Floor



First Floor



Second Floor

Total floor area 114.8 m² (1,236 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). Powered by www.propertybox.io



To view this property please contact Connells on

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17 Great Square
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BRT308842



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