



- Four bedroom house
- Detached
- Double length garage & ample off road parking
- Recently refitted en suite
- Three reception rooms
- Cul De Sac location
- Kitchen&Breakfast room
- Village of Great Leighs
- Modern boiler
- UPVC windows & oil heating

## 7 Fortune Close, Great Leighs, Chelmsford, Essex. CM3 1RR.

Forming part of the frequently requested village of Great Leighs, which is conveniently situated within easy reach of both the city of Chelmsford & the town of Braintree, is this well established four bedroom detached house which occupies a quiet Cul De Sac position. The property enjoys an array of spacious living accommodation arranged over three well-appointed reception rooms, making this a versatile family home for a variety of prospective purchasers. The ground floor accommodation comprises an entrance hall, cloakroom, study, kitchen/breakfast room, separate dining room, and a spacious lounge with an open fireplace. On the first floor, you will find four well-appointed bedrooms with a recently refitted en suite, and of course the main family bathroom. Outside, the property is further enhanced by having a good-sized & unoverlooked rear garden, double length garage, and a private driveway that provides off road parking for multiple vehicles. New to the market, an early internal viewing is strongly advised.....





# Property Details.

## Entrance Hall

Part glazed entry door to front, radiator, stairs to the first floor, doors to;

## Cloakroom

Opaque double glazed window to side, WC, wash hand basin, tiled splashback

## Lounge



18' 3" x 14' 6" (5.56m x 4.42m) Double glazed French doors to rear, radiator, open fireplace with ornate surround, television & telephone point

## Dining Room



12' 9" x 9' 4" (3.89m x 2.84m) Double glazed window to rear, radiator

## Kitchen/Breakfast Room



10' 4" x 15' 5" (3.15m x 4.70m) Double glazed window to front, radiator, double glazed door to side, vinyl flooring, matching wall & base units with worktops over, inset sink with side drainer unit, tiled splashback, cooker point, space for appliances

## Study

8' 5" x 5' 9" (2.57m x 1.75m) Double glazed window to side, radiator

## First Floor Landing

Loft access, doors to;

## Bedroom One



16' 0" x 11' 6" (4.88m x 3.51m) Double glazed window to rear, radiator, space for large wardrobes, door to;

# Property Details.

## En suite

Opaque double glazed window to the rear, Heated chrome towel, low-level WC, wash hand basin, shower cubicle which is fully tiled, tiled floor, extractor fan

## Bedroom Two



11' 2" x 8' 7" (3.40m x 2.62m) Double glazed window to front, radiator

## Bedroom Three



9' 1" x 11' 9" (2.77m x 3.58m) Double glazed window to rear, radiator

## Bedroom Four



10' 1" x 6' 9" (3.07m x 2.06m) Double glazed window to front, radiator

## Bathroom

Opaque double glazed window to side, radiator, low-level WC, hand wash basin, paneled bath with shower attachment, part tiled walls, tiled walls

## Rear Garden



Mainly laid to lawn, paved patio area, side access via gate, enclosed by paneled fencing, outside tap & lighting, door to the garage;

## Double Length Garage

Double length garage with power & lighting & eves storage

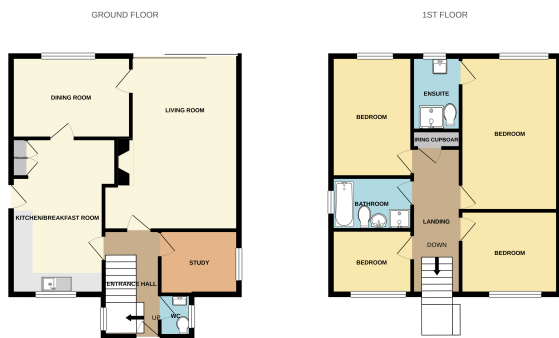
## Parking

Driveway to the front of the property that provides off road parking for multiple vehicles



# Property Details.

## Floorplans

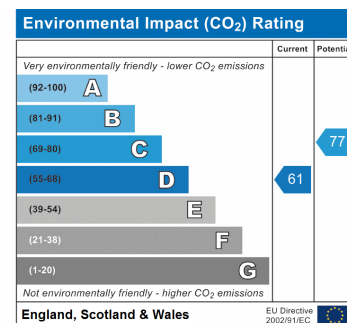
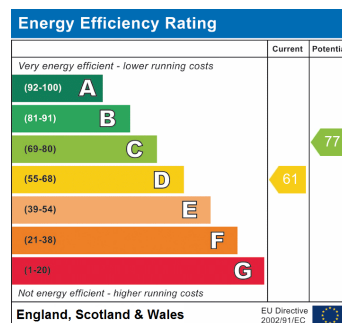


Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of the property have been taken from the public domain and are not guaranteed to be accurate. The floor plan is provided as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. See also the particulars of sale on page 12 of the prospectus.

## Location



## Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.