



15 The Glebe, Purleigh , Essex CM3 6PB
£325,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

Directly overlooking a small village green is this established semi-detached home. The property is set back from the road, affords parking for 2/3 cars and also has a most private good size rear garden with an outhouse and two storage sheds. Accommodation includes three bedrooms and a modern shower room to the first floor. On the ground floor there is an entrance porch, hall with wooden floor, lounge diner and a wonderful modern fully fitted kitchen breakfast room. The kitchen includes most appliances, high gloss cream units and features a large peninsula breakfast bar. Purleigh is a most favoured village affording a small primary school rated 'Outstanding' by Ofsted, village shop, public houses and the famous New Hall Vineyards. Energy rating E.

Location Note

The property is located in the sought after village of Purleigh positioned around 4 miles south of Maldon and approximately 8 miles east of Chelmsford. Purleigh is a small semi-rural village offering a village shop, highly regarded primary school, public house and parish church. 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 over miles of open countryside.

For the commuter, the property is within close proximity to South Woodham Ferrers and North Fambridge railway stations providing links into London Liverpool street.

The nearest town is Maldon which is one of the oldest recorded towns in Essex with its historic quay and High Street with local and national stores as well as quaint tea rooms, historic pubs and a mixture of restaurants and bars.

FIRST FLOOR

Bedroom 9'6 x 8'5 plus wardrobe (2.90m x 2.57m plus wardrobe)
Window to front, radiator. Built-in wardrobe, airing cupboard housing hot water cylinder.

Bedroom 13'5 x 7'2 (4.09m x 2.18m)
Window to front, radiator. Fitted wardrobe and dresser unit.

Bedroom 9' x 8'6 (2.74m x 2.59m)
Window to rear, radiator.

Shower Room
Obscure glazed window to rear, contemporary radiator. Three piece suite comprising large quadrant shower cubicle with glass screens and Triton shower unit, Pedestal wash hand basin, wc. Fully tiled walls and tiled floor.

Landing
Window to rear, radiator, access to roof space.

GROUND FLOOR

Entrance Porch
Panelled wooden entrance doors, French style door to:

Hall
Window to front, wooden strip floor, doors to:

Lounge Diner 21'6 x 12' (6.55m x 3.66m)
Window to front, fully glazed double casement doors to rear garden. Double and single radiator. Feature fireplace.

Kitchen Breakfast Room 16'5 x 8'5>7'1 (5.00m x 2.57m>2.16m)
Window to side and rear, fully glazed door to rear garden, radiator. Re-fitted modern kitchen commencing with a one and half bowl sink unit set into walnut effect laminate work surfaces, matching peninsula island breakfast unit. Comprehensive range of high gloss cream base and wall units with a drawer pack. Built-in double oven, hob, extractor hood, microwave and integrated dishwasher. Space and plumbing for washing machine, built-in larder style cupboard, Karndean flooring. Pop up power socket unit in work surface, under wall unit lighting.

EXTERIOR

Front
Drive way providing parking for 2/3 cars. lawn front garden, access along side house via gate to:

Rear Garden
Paved patio and matching path leading into garden. Lawn gardens, various trees and shrubs, hot and cold water tap, plastic oil storage tank. fencing to boundaries. Brick outhouse divided into two large cupboards, both with power and one with drainage. Two timber store sheds.

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.

