

Paul Mason Associates



Mountview Crescent, St. Lawrence, Essex, CM0 7NS
Offers in excess of £650,000

- Four Bedroom Detached House
- Generous Plot
- Driveway For Numerous Vehicles
- Detached Garage
- Open Plan Lounge/Kitchen/Diner
- Utility Room
- En-Suite and Dressing Room/Nursery To Bedroom One
- Large Entrance Hall
- Spacious Accommodation Throughout
- EPC - C

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

This beautifully designed four bedroom detached New England style house is located in the waterside village of St Lawrence in a non-estate position and backing onto fields.

St Lawrence is a waterside village on The Dengie Peninsula with its own stretch of beach known as St Lawrence Bay. The village is protected from flooding by the sea wall which was reinforced in the 90's and provides a footpath along the riverbank. The village is popular for its water sports with the sailing club situated on the River Blackwater and also benefits from a shop which includes a post office, two public houses and a restaurant. The village is conveniently within 5 miles of Southminster, which has a train station and further amenities.

The accommodation begins with a large entrance hall with a reception room to the side and stairs to the first floor. Through the double doors you enter into the open plan lounge, dining room and kitchen area. The lounge benefits from a feature brick fireplace and overlooks the dining space which has French doors with side screens out to the rear garden, allowing in plenty of natural light. The kitchen space consists of eye and base level units with solid wooden work surfaces, a butler sink and island. Off the kitchen is a utility and cloakroom. To the first floor, the landing provides access to four bedrooms and the family bathroom suite. The master bedroom benefits from an en-suite and dressing room/Nursery.

Externally, the property boasts a large gated driveway which provides off road parking for numerous vehicles with access to the detached garage and rear garden. The rear garden commences a raised paved patio seating area, a further shingle seating area and the remainder is laid to lawn with a variety of flowers, trees and shrubs. Viewing comes highly recommended to appreciate the property on offer.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

GROUND FLOOR

Storm Porch

An open covered porch area to solid wood entrance door which opens to:

Reception Hall

4.70m x 2.95m (15'5" x 9'8")
Solid wood entrance door and double glazed sash windows. Staircase to first floor. Oak flooring. Radiator. Doors to:

Study/Snug

3.12m x 3.00m (10'2" x 9'10")
Double glazed full length sash window to front. Oak flooring. Radiator.

Living Room

7.95m x 4.17m (26'0" x 13'8")
Two double glazed windows to either side of the feature brick fireplace with inset cast iron log burner. Oak flooring. Feature oak beams. Television point. Radiator. Opening to:

Kitchen/Dining Room

4.14m x 3.89m (13'6" x 12'9")
Obscure door to side. Two double glazed windows to the side with double French doors opening to the exterior from dining area. Impressive handcrafted kitchen which has been designed by the current Vendors featuring an extensive range of shaker style base and eye level units, wooden work surfaces with inset butler sink and mixer tap. Island unit with granite work surface and cupboards and drawers below, Range oven with gas hob, dual electric ovens and built-in extractor

over. space and plumbing for fridge/freezer, dishwasher and washing machine. Tiled floor. door to:

Utility/Cloakroom

3.43m x 1.98m (11'3" x 6'5")
Double glazed window to rear. Matching eye and base level units. Work surfaces with space and plumbing under for appliances. Wooden work surfaces and Butler sink. Concealed combination boiler. Low level w.c. Tiled flooring.

FIRST FLOOR

Landing

Double glazed window to side. Stairs to ground floor. Access to loft space. Doors to:

Master Bedroom Suite

4.04m x 4.27m +2.03m (13'3" x 14'0" +6'7")
Double glazed window to rear overlooking countryside. Double glazed Velux window to side. Airing cupboard. Radiator. Door to:

En-Suite

Two double glazed Velux windows to ceiling. Three piece white suite comprising large walk-in shower cubicle with glass screen, close coupled w.c., pedestal wash hand basin. Tiled walls and flooring. Heated towel rail.

Dressing room

Double glazed Velux window to side. Built-in eaves storage cupboards and hanging space. Opens through to:-

Nursery/Dressing Room

4.11m x 2.84m (13'5" x 9'3")
Double glazed windows to side and rear. Accessed from the Master Bedroom with restricted head height.

Bedroom Two

3.84m x 3.35m (12'7" x 10'11")
Two double glazed sash windows to front. Radiator.

Bedroom Three

4.57m x 2.87m (14'11" x 9'4")
Double glazed sash windows to front and side. Radiator.

Bedroom Four

3.15m x 3.94m x 1.68m (10'4" x 12'11" x 5'6")
Double glazed Velux window to rear. Radiator.

Family Bathroom

Double glazed Velux window to rear. Three piece white suite comprising panelled bath with shower over, w.c., pedestal wash hand basin. Part tiled walls. Tiled flooring. Heated towel rail.

EXTERIOR

Rear Garden

Approx 100 ft. Commences with a gravelled area opening to mature well presented unoverlooked garden, laid to lawn with shrub and flower borders. Exterior lighting, cold water tap and access to detached garage (30ft x 10ft) alongside side gate with vehicle access and pedestrian gate to opposite flank. There is also planning permission for an extension and annex/games room.

Detached Garage

Wide opening doors to the front. Windows to side and rear and personal side door. Overhead storage. Power and light connected.

Frontage

The property is approached via a five bar wooden gate with access to a large shingled driveway to the front which leads to the detached garage. White picket fence to the front boundary and access to rear of property.

Services

Gas- N/A
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Oil Fired Central Heating
Local Authority - Maldon District Council - Tax Band - F

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.



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