



## **Ulting Road, Nounsley, Hatfield Peverel, Essex, CM3 2LU**

### **Guide Price £875,000 - £900,000**

\*\*\*GUIDE PRICE £875,000 - £900,000\*\*\* .....Paul Mason Associates are delighted to offer for sale this splendid detached family home, which has been extensively re-developed and re-furbished to an extremely high standard throughout. The property is situated in a highly sought after location, approx 1.4 miles from the train station and within short walking distance of open countryside offering an array of amazing walks and also the nearby Recreational Park. The property boasts spacious and beautifully presented accommodation in excess of 2,500 sq ft, with the ground floor including a splendid open plan 29'1 x 27'1 kitchen/dining/family room with bi-fold doors leading to the garden, 19' x 10'9 sitting room, 17'5 x 10'9 family room/potential bedroom five, study, 14'8 utility room and modern shower room. The first floor boasts four spacious double bedrooms with en-suite shower room to master bedroom plus four piece family bathroom suite. The property is positioned on a good size plot measuring approx 205' x 50' and also boasts a garage with electric roller door, ample off street parking and replaced UPVC windows throughout. This amazing property simply must be viewed to be appreciated!

- Extensively re-developed and refurbished to a high standard
- Four/five double bedrooms
- Splendid 29'1 x 27'1 kitchen/dining/family room plus 14'8 utility room
- Garage & ample off street parking
- Lovely riverside walks nearby
- Generous plot of approx 205' x 50'
- Three modern high specification bath/shower rooms
- Three reception rooms
- Highly sought after semi rural location approx 1.4 miles from train station
- EPC - D

### **Distances**

Hatfield Peverel Train Station 1.4 miles  
 Hatfield Peverel Primary School 0.6 miles  
 A12 Northbound 1.1 miles  
 A12 Southbound 1.7 mile  
 Chelmsford City Centre 8 miles  
 Maldon Town Centre 4.5 miles  
 (All distances are approximate)

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **Entrance Porch**

A beautiful Oak and glass porch.

#### **Entrance Hall**

Composite entrance door. Quick-Step flooring. Oak and glass stairs to first floor. Tower radiator.

#### **Sitting Room**

5.80m x 3.29m (19'0" x 10'9" )

Double glazed sash bay window to front and double glazed window to side. Tower radiator.

#### **Bedroom 5/Reception Room**

5.32m x 3.28m (17'5" x 10'9" )

Double glazed sash bay window to front and double glazed window to side. Tower radiator.

#### **Study**

3.33m x 1.95m (10'11" x 6'4" )

Double glazed window to side. Tower radiator. Built in under stairs storage cupboard. Telephone and broadband points.

#### **Shower Room**

Modern white suite comprising low level WC and vanity wash hand basin with storage below and Grohe mixer taps. Shower cubicle with tiled surround and fitted glass shower screen. Extractor fan. Inset spot lighting. Chrome effect heated towel rail. Illuminated mirror. Bathroom cabinet with shaver point.

#### **Kitchen/Dining/Family Room**

8.88m x 8.26m (29'1" x 27'1" )

Double glazed bi-fold doors to rear, double glazed window to rear and roof lantern. An impressive modern high gloss extensively fitted kitchen with a range of units fitted to base and eye level incorporating island unit. Fitted Quartz worktops with 1 1/2 bowl sink unit with mixer taps. Integrated appliances to remain including two single ovens, microwave, dishwasher and induction hob with extractor hood over. Space for American style fridge/freezer. Inset spot lighting. Quick-Step flooring with under floor heating. Built in double width storage cupboard.

#### **Utility Room**

4.48m x 1.68m (14'8" x 5'6" )

Obscure double glazed door to side and double glazed window to rear. A range of modern high gloss units to base and eye level. Fitted Quartz worktops with sink unit with mixer taps. Space and plumbing for washing machine and tumble dryer. Integrated wine cooler. Extractor fan. Quick-Step flooring. Door to garage.

## **FIRST FLOOR**

### **Bedroom One**

5.22m x 4.21m (17'1" x 13'9" )

Double glazed French doors to rear overlooking the garden and two Velux windows. Tower radiator.

### **En-suite Shower Room**

Velux window. Modern white suite comprising low level WC and vanity wash hand basin with storage below and Grohe mixer taps. Shower cubicle with tiled surround and fitted glass shower screen. Inset spot lighting. Chrome effect heated towel rail. Illuminated mirror with shaver point.

### **Bedroom Two**

4.16m x 3.48m (13'7" x 11'5" )

Double glazed window to rear overlooking the garden and two Velux windows. Built in double wardrobe. Radiator.

### **Bedroom Three**

4.01m x 3.92m (13'1" x 12'10" )

Double glazed sash window to front and Velux window. Radiator.

### **Bedroom Four**

3.89m x 3.66m (12'9" x 12'0" )

Double glazed sash window to front and Velux window. Radiator. Eaves storage.

### **Family Bathroom**

Obscure double glazed window to side. Modern four piece white suite comprising free standing bath with Grohe mixer taps and shower attachment, low level WC and vanity wash hand basin with storage below and Grohe mixer taps. Shower cubicle with tiled surround and fitted glass shower screen. Inset spot lighting. Chrome effect heated towel rail. Illuminated mirror with shaver point.

### **Landing**

Double glazed window to side. Oak and glass stairs to ground floor. Loft access. Tower radiator.

## **EXTERIOR - PLOT MEASURING 205' X 50'**

### **Garage**

5.47m x 2.89m (17'11" x 9'5" )

Electric roller door to front. Power and light connected. Oil fired boiler. Door to utility room. Water tap.

### **Rear Garden**

A good size secluded rear garden commencing with a large Sandstone paved patio area. Remainder laid to lawn with flowers, trees and shrubs. Fencing to boundaries with courtesy gate to both sides. Outside water tap and power points. Outside lighting. Oil tank.

### **Front Garden**

Five bar gate opening onto a shingled driveway providing ample off street parking.

### **Services**

Mains water supply and drainage. Oil central heating.

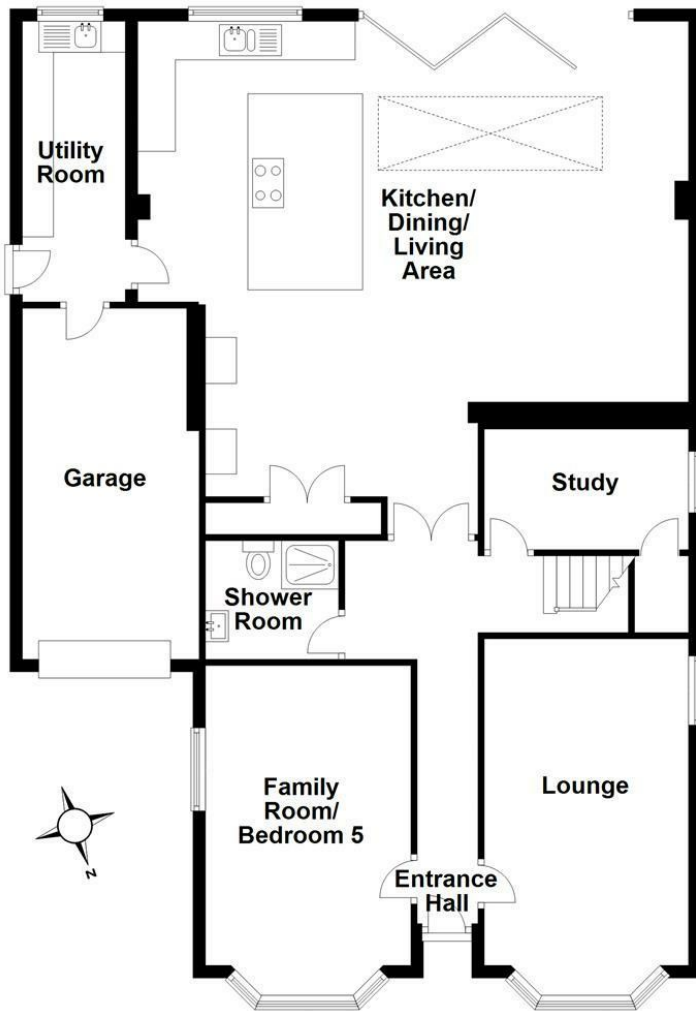
### **Viewings**

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

### **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.

## Ground Floor



## First Floor

