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Norman Hill, Terling, Essex, CM3 2QE

Guide price £725,000

A spacious four bedroom detached property which has been totally modernised throughout and is situated in Terling, voted Essex village of the year in 2017. The property is located within an idyllic setting close to the local Ford and greensward, a short distance from the village store, post office, school, public house/restaurant, private tennis courts, swimming pool and tea room. Terling is also only 3.5 miles from a mainline train station with trains into London Liverpool Street, making it ideal for commuters. The residence itself has four double bedrooms accessible via a spacious landing, with the main bedroom benefiting from an ensuite plus a separate family bathroom. The ground floor is approached from a spacious entrance hall with study area to one side. The remaining accommodation consists of three reception rooms, cloakroom plus a fabulous open plan kitchen/breakfast room/sitting room measuring 21'0" x 18'2" overlooking the rear garden. The property is set back from the road on a good sized plot offering ample off street parking, with views to the rear over adjoining farmland and conservation area.

- Four double bedrooms
- Family bathroom
- 21'0" x 18'2" Kitchen/breakfast room/sitting room
- Approx. 0.2 acres
- Close to the village amenities
- Ensuite to master bedroom
- Three reception rooms plus study area
- Cloakroom
- Idyllic setting
- EPC - D

Distances

Hatfield Peverel Train Station 3.5 miles

Witham Train Station 5.2 miles

Terling CE Primary School 1.1 mile

Chelmsford City Centre 9.3 miles

A12 Southbound 3.2 miles

A12 Northbound 4 miles

(All distances are approximate)

GROUND FLOOR

Entrance Hall

Half glazed entrance door with side screen. Coved ceiling with inset lighting. Stairs to first floor and opening to:-

Study Area

Window to front. Coved ceiling and built in storage cupboard.

Dining Room

3.64m x 3.11m (11'11" x 10'2")

Bowed window to front. Coved ceiling with inset lighting.

Lounge

5.89m x 3.84m (19'3" x 12'7")

Windows to rear and side. Brick built fireplace incorporating log burner and tiled hearth. Coved ceiling with inset lighting.

Kitchen/Breakfast Room/Sitting Room

6.40m x 5.54m max (21'0" x 18'2" max)

Window and double glazed doors with side screen to rear. A range of units fitted to base and eye level finished with granite work surfaces and matching up-stands. Central island unit with granite work surfaces incorporating breakfast bar. Inset sink unit with mixer taps and water softener. Built in oven, microwave and hob with extractor over. Integrated dishwasher, fridge/freezer and washing machine. Concealed oil fired boiler. Inset ceiling lighting. Half glazed door to side. Doors leading to:

Sitting Room/Study

3.18m x 3.02m (10'5" x 9'10")

Window to front and inset ceiling lighting.

Cloakroom

Suite comprising pedestal wash hand basin and low level WC. Half tiled walls, coved ceiling with inset lighting

FIRST FLOOR

Landing

Coved ceiling with inset lighting. Built in double width airing cupboard housing hot water cylinder and immersion heater.

Bedroom One

4.61m plus wardrobes x 3.50m (15'1" plus wardrobes x 11'5")

Window to side. Built in wardrobes to two walls. Inset ceiling lighting. Door to:-

Ensuite

Obscured window to side. Suite comprising shower cubicle with tiled walls, pedestal wash hand basin and low level WC. Vanity storage cupboards. Heated towel rail. Inset ceiling lighting and half tiled walls.

Bedroom Two

3.66m x 3.32m (12'0" x 10'10")

Window to side. Built in wardrobe and eave storage cupboards. Inset ceiling lighting.

Bedroom Three

3.34m x 3.14m (10'11" x 10'3")

Window to rear with farmland views, Eave storage cupboard. Inset ceiling lighting.

Bedroom Four

3.05m x 2.42m (10'0" x 7'11")

Window to front. Coved ceiling with inset lighting. Access to loft space.

Family Bathroom

Obscured window to rear. Suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin and low level WC. Half tiled walls and inset ceiling lighting. Heated towel rail.

EXTERIOR

Rear Garden

Commencing with a paved patio area and the remainder laid to lawn with various flowers and shrubs. Views to the rear over adjoining farmland and conservation area. Oil storage tank and timber shed. Access to the front via both flanks. Outside tap and lighting.

Front Garden

Block paved driveway providing ample off street parking and block paved footpath to entrance door. Remaining mainly laid to lawn. Various flowers and shrubs. Outside light. Car port to side.

Services

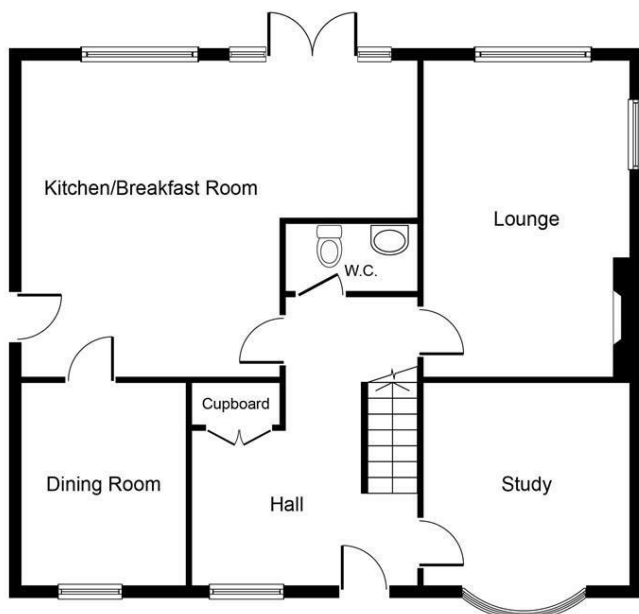
Oil fired central heating, mains water, drainage and electric.

Viewings

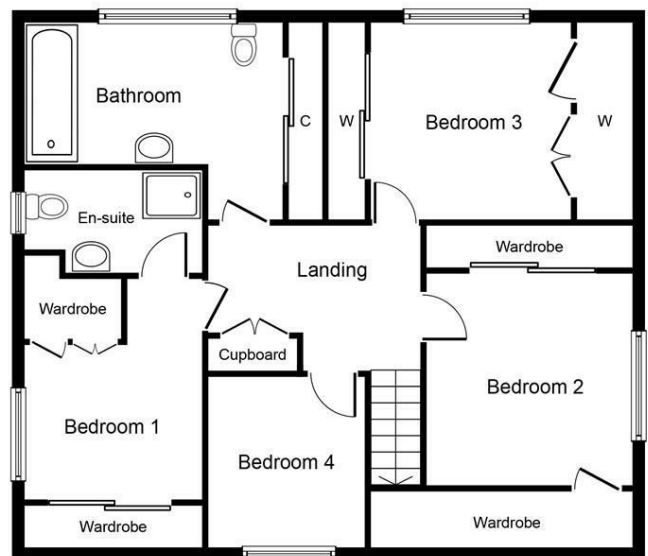
Strictly by appointment only through the selling agent Paul Mason Associates on 01245 382555.

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

