

Paul Mason Associates



Ingelrica Avenue, Hatfield Peverel, Essex, CM3 2RW

Guide price £625,000

- Highly sought after cul-de-sac within short walking distance of the Primary school
- Approx 1 mile from the train station direct to London Liverpool Street
- Four good size bedrooms
- Modern family bathroom plus en-suite and ground floor cloakroom
- Lounge & dining room
- Study/potential bedroom five
- Fitted kitchen
- Double garage plus large driveway providing ample parking
- Well maintained rear garden
- EPC - D

Paul Mason Associates are delighted to offer for sale this spacious and well presented detached family home, which has been extended and much improved by the current seller. The property is ideally positioned within short walking distance of the local Primary School and approx 1 mile from the train station and also within short driving distance of the A12, Maldon, Witham and Chelmsford City Centre. The first floor accommodation comprises four good size bedrooms, en-suite shower room plus modern family bathroom and part galleried landing. To the ground floor the property boasts an entrance porch leading to a splendid open dining room/entertaining area with doors leading to all rooms including a lounge, study/bedroom five plus fitted kitchen and cloakroom/WC. The property offers a large double garage plus ample off street parking to the front, a secluded and well maintained rear garden and UPVC double glazing. INTERNAL VIEWING HIGHLY RECOMMENDED.



Total area: approx. 1626.2 sq. feet

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	75		
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Produced by Property Trader 01245 323355/Disclaimer All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements. Plan produced using PlanUp.

## Distances

Hatfield Peverel Railway Station -  
1 mile

A12 Northbound - 0.7 miles

A12 Southbound - 0.9 miles

St Andrews Primary School - 0.1  
miles

Chelmsford Town Centre - 8 miles

London Stansted Airport - 22.2  
miles

(All mileages are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Porch

Obscure glazed entrance door and  
side screen. Radiator. Door to:-

#### Cloakroom

Obscure double glazed window to  
side. White suite comprising low  
level WC and vanity wash hand  
basin with tiled splash back.  
Coved ceiling.

#### Dining Room/Entertaining Space

4.18m x 3.20m (13'8" x 10'5")  
A splendid entertaining space in  
the centre of the house with all

rooms on the ground floor coming  
from this room. Double glazed  
window to front. Stairs to first floor  
leading to a part galleried landing  
overlooking the dining room.  
Radiator. Wall light points.

#### Kitchen

3.61m x 2.72m (11'10" x 8'11")  
Double glazed window to rear and  
obscure double glazed door to  
side. A range of units fitted to  
base and eye level incorporating  
corner display shelving and  
drawer pack unit. Laminate roll top  
work surfaces incorporating sink  
unit with mixer taps. Built in  
cupboard housing oil fired boiler.  
Space for cooker. Space and  
plumping for washing machine and  
dishwasher. Fitted breakfast bar.  
Part tiled walls.

#### Lounge

5.08m x 3.66m (16'7" x 12'0")  
Double glazed window and door to  
rear. Two radiators. Television  
point. Coved ceiling.

#### Study/Bedroom 5

3.24m x 2.60m (10'7" x 8'6")  
Double glazed window to front.  
Coved ceiling. Radiator.

### FIRST FLOOR

#### Bedroom One

3.09m x 3.05m (10'1" x 10'0")  
Double glazed window to front and  
rear. Coved ceiling. Radiator.  
Door to:-

#### En-suite

Obscure double glazed window to  
front. Suite comprising low level  
WC and pedestal wash hand  
basin. Separate shower cubicle.  
Shaver point. Tiled walls.  
Radiator.

#### Bedroom Two

4.37m x 3.62m (14'4" x 11'10")  
Double glazed window to rear.  
Coved ceiling. Radiator. Shower  
cubicle with tiled surround.

#### Bedroom Three

3.61m x 3.46m (11'10" x 11'4")  
Double glazed window to rear.  
Coved ceiling. Radiator.

### Bedroom Four

2.58m x 2.23m (8'5" x 7'3")

Double glazed window to front.

Radiator. Coved ceiling.

### Family Bathroom

Obscure double glazed window to side. Modern white suite comprising corner bath with mixer taps and shower attachment. Low level WC and pedestal wash hand basin with mixer taps. Heated towel rail. Part tiled walls.

### Landing

Double glazed window to front.

Airing cupboard housing hot water cylinder. Loft access. Wall light power points.

## EXTERIOR

### Double Garage

5.38m x 4.82m (17'7" x 15'9")

Two up and over doors to front.

Water Tap. Power light connected.

Access to boarded loft area with lighting. Door to rear garden.

### Rear Garden

A well maintained garden with lawned gardens and various mature flowers and shrubs. Fencing to

boundaries. Timber framed shed to remain. Access to side. Outside lighting.

### Front Garden

Block paved driveway providing ample off street parking. Lawned garden area with various flowers and shrubs.

### 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.



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