



Paul Mason Associates



Mortimer Place, Birkdale Rise, Hatfield Peverel, Essex, CM3  
Prices from £599,995

- For further information please call the office on 01245 382555
- Four bedroom detached home
- Home office
- Utility Room & ground floor cloakroom
- Lounge & study
- Parking for 2 cars
- Open Plan Kitchen/diner
- Detached garage
- Driveway providing off street parking
- Sought after location less than 1 mile from the train station

Paul Mason Associates are delighted to offer for sale this splendid brand new four bedroom detached family home, situated within this highly sought after development, built by the award winning five star developer, David Wilson Homes. The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the A12 and Chelmsford City Centre. This Avondale design has been finished to a high standard with the accommodation including four good size bedrooms with en-suite to master bedroom, plus family bathroom and ground floor cloakroom, splendid open-plan kitchen with a bay-fronted dining area, a spacious dual-aspect living room with French doors leading to the rear garden, a useful study plus utility room. This home also comes with a single detached garage plus driveway providing off street parking. Call for details 01245382555.

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



## Mortimer Place

Mortimer Place is a brand-new collection of beautifully crafted 2, 3 and 4 bedroom homes located in the sought after village of Hatfield Peverel, Essex. Here you will benefit from fantastic facilities and amenities on your doorstep; schools, local shops, open-spaces and play areas. There is plenty to do in the surrounding area including Promenade Park and Heybridge Basin within a fifteen minute drive away.

Also great for commuters, with fantastic transport links including Hatfield Peverel train station less than 1 mile away from the development to reach London Liverpool Street station in just 38 minutes. With easy access to the A12, Mortimer Place is the ideal location to travel to and from Chelmsford, Colchester and Ipswich. Stansted Airport is conveniently located just under 20 miles away.

## GROUND FLOOR

### Lounge

5.49m x 3.61m (18'0" x 11'10")

### Kitchen/Breakfast/Dining

6.58m x 4.42m (21'7" x 14'6")

### Utility

2.06m x 1.68m (6'9" x 5'6")

### Study

2.88m x 2.49m (9'5" x 8'2")

### WC

1.78m x 0.99m (5'10" x 3'3")

## FIRST FLOOR

### Bedroom 1

5.59m x 3.61m (18'4" x 11'10")

### En Suite

2.22m x 1.43m (7'3" x 4'8")

### Bedroom 2

5.22m x 2.80m (17'1" x 9'2")

### Bedroom 3

3.56m x 3.31m (11'8" x 10'10")

### Bedroom 4

3.89m x 2.55m (12'9" x 8'4")

### Bathroom

2.87m x 1.93m (9'5" x 6'4")

## EXTERIOR

### Garage

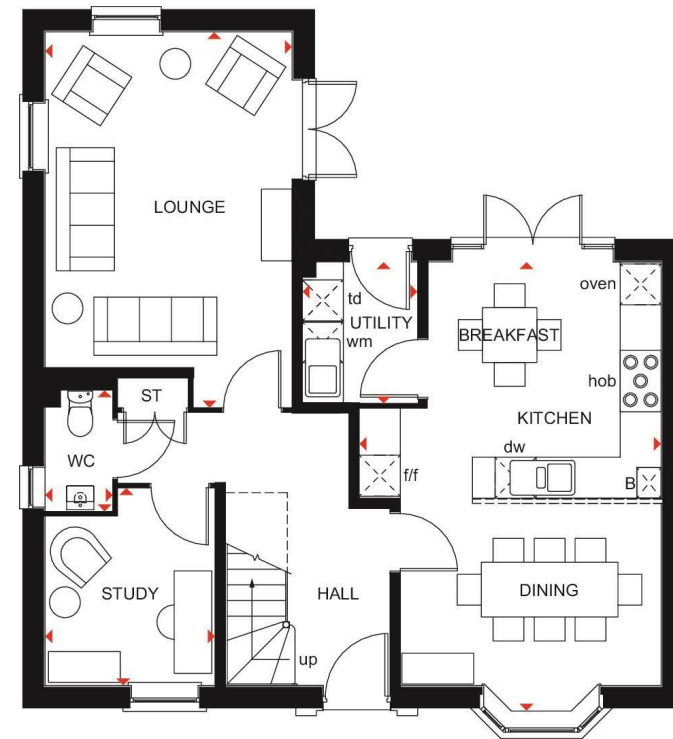
### Driveway For Two Cars

### Viewings

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





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP

T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

