

Paul Mason Associates



Trusses Road, Bradwell-On-Sea, CM0 7QS
Offers in excess of £750,000

- Detached Family Home
- Impressive Open Plan Accommodation
- 25'11" x 24'9" Open plan living room
- 21'1" Fitted Kitchen
- High Specification
- 5 Double Bedrooms
- 18'9" x 15'3" Entrance Hall
- Double Garage With Loft Room
- Approx. Three Quarters Of An Acre
- Semi-Rural Location With Farmland Views

Paul Mason Associates are privileged to be offering for sale this impressive detached property with spacious well presented accommodation throughout, situated in a semi-rural location on a plot of approx three quarters of an acre.

This imposing property feels light and roomy immediately you walk through the entrance door with a large 18'9" x 15'3" entrance hall featuring vaulted ceilings and full height windows. From the entrance hall there is an immense open plan living area 25'11" x 24'9" leading to a 21'1" fitted kitchen, again with vaulted ceilings to the living area and full height windows incorporating bi-fold doors to the rear garden. The remaining ground floor accommodation is versatile with a further reception measuring 15'2" x 9'9" plus two ground floor double bedrooms, as well as a modern shower room and utility room.

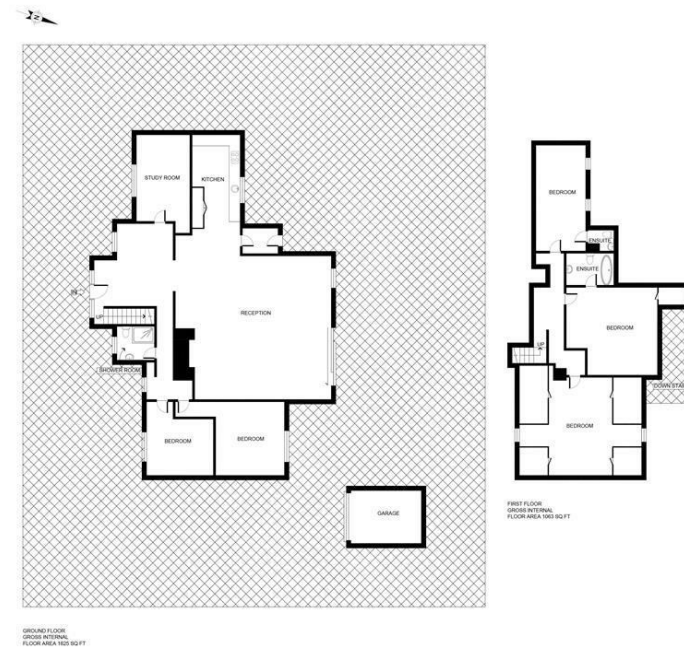
The first floor accommodation is accessible via a galleried landing overlooking the entrance hall and with views to the front over surrounding farmland. The master bedroom measures approx. 16'8" x 15'9" with a mezzanine offering views to the rear over the gardens and farmland beyond. There is also a modern en-suite bathroom to the main bedroom. The first floor accommodation concludes with two further double bedrooms plus an en-suite cloakroom.

Externally the property sits on an established plot with a long driveway to the front providing access to the detached double garage and useful loft room over. The rear gardens are mainly lawned with a variety of mature trees and an entertaining area to one side overlooking the gardens plus a summerhouse.

To fully appreciate this property an internal viewing is highly recommended.

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	
	60
	70
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



APPROX. GROSS INTERNAL FLOOR AREA 2888 SQ FT / 268 SQM
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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Distances

Bradwell Waterside Marina- 0.6 miles
Train Station (Southminster) - 7.7 miles
Airport (London Southend) - 29.1 miles
Secondary School (Orminston River Academy) - 9.6 mile

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

5.73m x 4.67m (18'9" x 15'3")
Entrance door with side screens, impressive vaulted ceilings with full height windows. Tiled flooring with underfloor heating. Inset ceiling lighting and stair to first floor.

Open plan living room

7.91m x 7.55m (25'11" x 24'9")
Feature vaulted ceilings with bi-fold doors to rear garden. Tiled floor with underfloor heating. Log burning stove. Inset ceiling lighting. Opening to kitchen.

Kitchen

6.45m x 2.72m (21'1" x 8'11")
Units fitted to eye and base level finished with laminate work surface incorporating sink unit with drainer and mixer tap. Built-in Neff induction hob with extractor over, built-in Neff double oven. Integrated full height fridge and separate freezer, separate wine fridge. Tiled floor with underfloor heating. Inset ceiling lighting. Door to:

Utility Room

1.89m x 1.59m (6'2" x 5'2")
Stable door to rear. Space for washing machine and tumble dryer. Tiled floor.

Study/Sitting Room

4.63m x 2.99m (15'2" x 9'9")
Window to front.

Bedroom

4.09m x 3.92m (13'5" x 12'10")
Window to front.

Bedroom

4.09m x 5.86m > 3.81m (13'5" x 19'2" > 12'5")
Window to rear.

Shower Room

Obscure window to front. Suite comprising double width shower cubicle with tiled walls, inset wash hand basin with vanity drawers below and low level w.c. with concealed cistern. Tiled floor and walls. Heated towel rail.

FIRST FLOOR

Galleried Landing

Full height windows to front with farmland views.

Master Bedroom

5.10m x 4.81m (16'8" x 15'9")
Mezzanine with full height windows overlooking the rear gardens and farmland beyond. Inset ceiling lighting and eaves storage cupboard. Door to:

En-suite bathroom

White suite comprising panelled bath with mixer taps and tiled surround, inset wash hand basin with vanity drawers below and low

level w.c. Tiled floor and walls. Heated towel radiator. Inset ceiling lighting. Vanity storage unit.

Bedroom

5.56m x 3.78m >6.64m (18'2" x 12'4" >21'9")
Windows to front and rear with farmland views. Inset ceiling lighting Eaves storage space and recessed drawer units.

Bedroom

6.02m x 2.92m (19'9" x 9'6")
Two skylights to rear. Inset ceiling lighting and door to:

En-suite Cloakroom

Suite comprising low level w.c. and inset wash hand basin with vanity drawers below. Tiled floor and inset ceiling lighting.

EXTERIOR - Approx. three quarters of an acre

Front Garden

5 bar gate leading to the driveway providing ample off-street parking with access to the double garage, remainder laid to lawn and variety of flowers and shrubs. Outside lighting.

Rear Garden

Mainly laid to lawn with a variety of mature trees. Entertaining seating area to side with access to a Summer House (6.03m x 2.33m) with power connected, low level w.c. and wash hand basin, windows and half glazed doors overlooking the garden. Access to the garage and gate to the driveway. Outside lighting. Oil storage tank.

Services

Gas- N/A
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Oil Central Heating
Local Authority - Maldon District Council
Security camera system

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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