

Paul Mason Associates



Sportsman Lane, Hatfield Peverel, Essex, CM3 2NP  
Offers in excess of £650,000



- Highly sought after non estate location
- Splendid views to the rear from the first floor
- Four bedrooms
- Family bathroom, ground floor shower room and cloakroom
- Four reception rooms plus large entrance hall
- Refitted kitchen & utility room
- Ample off street parking to front
- Secluded south/west facing rear garden
- Close to open farmland
- EPC - F

The property is situated in a highly sought after and rarely available non estate location, whilst still giving easy access to the many village amenities. The village train station can be found approx 1.5 miles away, the highly regarded Primary School just over a mile and Paper Mill Lock at Little Baddow just over 2 miles away offering splendid river walks and Tea Room. Hatfield Peverel offers a range of amenities and shops including excellent bus service, four public houses, Co-op with post office, doctors, dentist, restaurants and much more. The property is also ideally positioned with easy access to the A12, Chelmsford City Centre and both Maldon and Witham.

The property offers well presented and flexible accommodation throughout, ideal for a growing family. The first floor offers splendid views to the rear towards Danbury and Little Baddow and includes a 17'9 x 13'7 max master bedroom, two further bedrooms, a spacious landing and family bathroom. The ground floor boasts extensive accommodation which could be adapted to suit a family's own requirements. There is a refitted 13'3 x 12' kitchen/breakfast room with a range of appliances, separate utility room with space and plumbing for washing machine and tumble dryer, as well as a cloakroom. The living accommodation comprises 17' x 13' lounge which leads into a garden room overlooking the garden, 12' x 11'10 dining room, study, entrance hall and shower room plus bedroom four/playroom with a bonus box room, which could easily be converted into a en-suite.

The rear garden is south/west facing and is well secluded from neighbouring properties, commencing with a large enclosed decking area incorporating a paved area and steps down to a lawned garden with various flowers, trees and shrubs. Access to front via a paved side walkway. A gate to the front leads onto the independent driveway which provides ample off street parking. The front is also well screened from the road by mature trees and hedging.

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| Energy Efficiency Rating  |           | Environmental Impact (CO <sub>2</sub> ) Rating  |           |
|---|-----------|---|-----------|
| Current   | Potential | Current   | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|   | 48        | 20  | 39        |
| EU Directive 2002/91/EC   |           | EU Directive 2002/91/EC   |           |
| England & Wales   |           | England & Wales   |           |

## Distances

Hatfield Peverel Primary School -  
1.1 miles

Hatfield Peverel Railway Station -  
1.5 miles

A12 Southbound - 1.5 miles

A12 Northbound - 1.6 miles

Chelmsford City Centre - 8 miles

All distances are approximate.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

3.20m x 3.18m (10'5" x 10'5" )  
Part glazed entrance door and side  
screen. Wood flooring and coved  
ceiling.

#### Kitchen/Breakfast Room

4.05m x 3.67m (13'3" x 12'0" )  
Refitted units to eye and base level  
finished with granite work surfaces  
and tiled surround. Matching island  
unit with two ring induction hob.  
Further built-in hob with extractor  
over. Built-in double  
oven/comination microwave,  
integrated dishwasher and wine  
cooler. Space for fridge/freezer.  
Stainless steel sink unit with  
drainer and mixer taps. Coved  
ceiling. Concealed oil fired boiler. 5

#### Lounge

5.20m x 3.97m (17'0" x 13'0" )  
Window to side and rear. Wood  
flooring. Log burner and coved  
ceilings.

#### Garden Room

3.59m x 3.05m (11'9" x 10'0" )  
Feature roof lantern and windows  
to the rear and side. Bi-fold doors  
leading to the rear garden.

#### Dining Room

3.66m x 3.63m (12'0" x 11'10" )  
Glazed french doors to the rear  
garden. Wood flooring and coved  
ceiling.

#### Study

3.09m x 1.45m (10'1" x 4'9" )  
Window to the rear, coved ceiling  
and wood flooring.

#### Inner Hallway

Airing cupboard housing  
pressurised hot water cylinder.  
Wood flooring and stairs to first  
floor.

#### Shower Room

Obscure window to front. White  
suite comprising shower cubicle,  
pedestal wash hand basin and low  
level W.C. Tiled walls and obscure  
window to front.

#### Side Lobby

Window to front. Door to side, door  
to kitchen and door to:

#### Utility Room

Window to side, space for washing  
machine. Door to:

#### Cloakroom

Obscure window to rear. White  
suite comprising low level w.c. and

inset wash hand basin with vanity  
unit below. Heated towel rail.

#### Bedroom Four

3.61m + door recess x 2.98m (11'10" +  
door recess x 9'9" )  
Window to front and coved ceiling.  
Door to:

#### Walk-in wardrobe/Potential En-Suite

Space and plumbing for an  
ensuite. Tiled floor

### FIRST FLOOR

#### Landing

Stairs to ground floor.

#### Bedroom One

5.43m > 3.06m x 4.16m (17'9" > 10'0" x  
13'7")  
Skylight window to front and  
window to rear with views. Walk-in  
eaves storage cupboard with  
lighting.

#### Bedroom Two

4.14m x 3.12m (13'6" x 10'2" )  
Window to front and skylight  
window to rear with views.

#### Bedroom Three

4.15m x 1.84m (13'7" x 6'0" )  
Window to rear with views and  
fitted wardrobes.

#### Family Bathroom

Obscure window to front. White  
suite comprising bath with mixer  
taps independent shower over, his  
and hers inset wash hand basin  
with vanity unit below and low level  
W.C Tiled floor and part tiled walls.

## EXTERIOR

### Front Garden

Gate leading to the driveway which  
provides ample parking and access  
to the oak entrance porch. Gate to  
side leading to front. Various  
flowers and shrubs.

### Rear Garden

Commencing with a raised timber  
decking area incorporating paved  
grey slate seating area with  
lighting. Steps down to the lawn  
area. Timber shed. Grey slate patio  
area to the side for further  
entertaining area and access to the  
front. Oil storage tank.

### Services

#### 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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