

Paul Mason Associates



Sportsman Lane, Hatfield Peverel, Essex, CM3 2NP

Guide price £630,000

- 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, resturants 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 ₂) Rating																													
Current	Potential	Current	Potential																												
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions																													
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EU Directive 2002/91/EC		EU Directive 2002/91/EC																													
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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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