

Paul Mason Associates



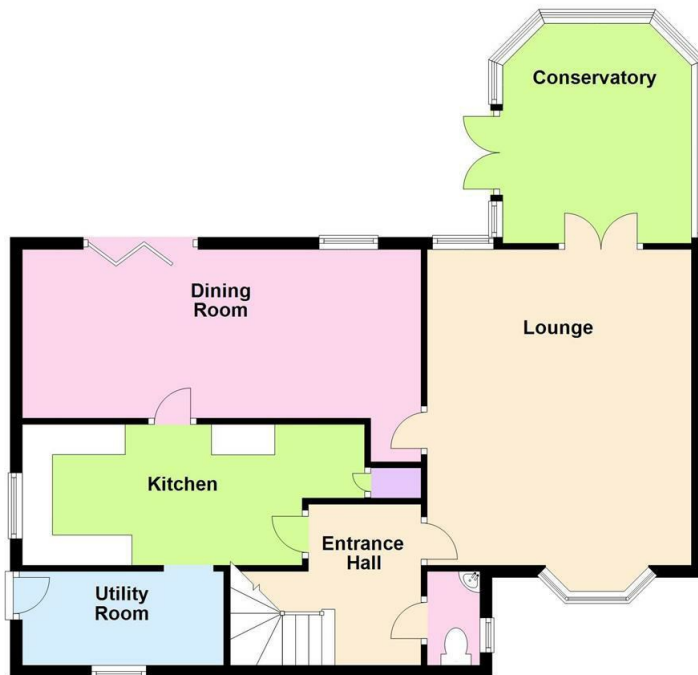
Wentworth Close, Hatfield Peverel, Essex, CM3 2JS
Offers In Excess Of £575,000

- Sought after small cul-de-sac of just 7 properties
- Approx 0.7 miles from the train station and within walking distance of the local Primary School and village amenities
- Four bedrooms with ensuite to master bedroom plus modern family bathroom and ground floor cloakroom
- 17'2 x 14'5 lounge plus 12'1 x 10'7 conservatory
- 21'9 dining room/sitting room with bi-fold doors leading to the garden
- Fitted kitchen/breakfast room plus utility room
- Block paved driveway providing ample off street parking plus single garage
- Well maintained South/East facing rear garden
- EPC - D

Situated in a highly desirable small cul-de-sac location of just 7 properties, is this extended and well presented four bedroom detached family home, ideally positioned approx 0.7 miles from the train station with direct links to London Liverpool Street and within walking distance of the local Primary School and many village amenities. The accommodation offers ideal space for the growing family with the ground floor comprising a spacious entrance hall, modern cloakroom/WC, 17'2 x 14'5 lounge plus 12'1 x 10'7 conservatory, 21'9 dining room/sitting room with bi-fold doors leading to the garden and fitted kitchen/breakfast room plus separate utility room. The first floor offers four good size bedrooms with modern ensuite shower room and family bathroom. The property also features a well maintained South/East facing rear garden, block paved driveway providing ample off street parking, single garage, gas central heating and UPVC double glazed windows. INTERNAL VIEWING STRONGLY ADVISED.

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	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	59	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

Ground Floor
Approx. 880.0 sq. feet



First Floor
Approx. 734.6 sq. feet



Total area: approx. 1614.6 sq. feet

Distances

Hatfield Peveler Train Station (0.7 miles)
Hatfield Peveler Primary School (0.4 miles)
A12 Northbound (0.3 miles)
A12 Southbound (1.0 mile)
Chelmsford City Centre (7.5 miles)

All distances are approximate

ACCOMMODATION

GROUND FLOOR

Entrance Hall

2.86m x 2.24m (9'4" x 7'4")
Obscure part glazed UPVC double glazed entrance door and double glazed window to front. Stairs to first floor. Radiator. Controls for alarm system.

Cloakroom

Obscure double glazed window to side. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and tiled splash back. Radiator.

Lounge

5.24m x 4.40m (17'2" x 14'5")
Double glazed bay window to front and double glazed window to rear and double glazed French doors to rear leading to conservatory. Two radiators. Coved ceiling. Central heating thermostat. Fitted feature multi fuel burner. Telephone point and TV point.

Conservatory

3.70m x 3.25m (12'1" x 10'7")
Double glazed windows to rear and side and French doors to side leading to garden. Tiled flooring. Wall mounted electric heater.

Dining Room/Sitting Room

6.63m x 2.77m (21'9" x 9'1")
Double glazed window to rear with fitted wooden shutters. Double glazed bi-fold doors to rear with fitted blinds. Two radiators. Inset spot lighting. Telephone point.

Kitchen/Breakfast Room

5.83m x 2.55m (19'1" x 8'4")
Double glazed window to side. An extensive range of fitted units to base and eye level incorporating display shelving, plate rack and glass fronted display unit. Space for free standing cooker with extractor hood over. Laminate roll top work surfaces incorporating sink unit with mixer taps and water softener. Inset spot lighting. Radiator. Two built in storage cupboards. Open plan through to:-

Utility Room

3.39m x 1.55m (11'1" x 5'1")
Double glazed window to front and obscure double glazed door to side. Fitted unit to eye level. Space and plumbing for dishwasher and washing machine. Space for tumble dryer and American style fridge/freezer. Inset spot lighting. Radiator.

FIRST FLOOR

Bedroom One

3.38m x 3.35m (11'1" x 10'11")
Double glazed window to rear with fitted wooden shutters. Radiator. Door to:-

Ensuite Shower Room

Obscure double glazed window to side. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps. Shower cubicle with fitted Triton shower and fitted glass shower screen. Inset spot lighting. Radiator. Extractor fan.

Bedroom Two

4.19m x 3.05m (13'8" x 10'0")
Double glazed window to rear with fitted wooden shutters. Built in storage cupboard. Radiator.

Bedroom Three

3.36m x 2.76m (11'0" x 9'0")
Double glazed window to rear with fitted wooden shutters. Built in double wardrobe. Radiator.

Bedroom Four

3.34m x 1.65m (10'11" x 5'4")
Double glazed window to front. Built in double wardrobe. Radiator.

Family Bathroom

Velux window to front. Modern suite comprising panelled bath with mixer taps. Low level WC and pedestal wash hand basin with mixer taps. Separate shower cubicle with fitted glass shower screen. Chrome effect heated towel rail. Tiled walls. Inset spot lighting. Extractor fan.

Landing

Velux window to front. Stairs to ground floor. Built in airing cupboard housing hot water cylinder. Large built in storage cupboard and further built in storage cupboard. Access to loft area. Radiator.

EXTERIOR

Garage

Up and over door to front. Door to side leading to garden. Power and light connected.

Rear Garden

A well maintained garden commencing with a large well laid paved patio area. Remainder to lawn with various mature flowers and shrubs to boundaries. Two timber framed sheds to remain.

Fencing to boundaries. Outside lighting. Access to side.

Front Garden

A block paved driveway providing ample off street parking. Lawned gardens with mature trees. Gate to side giving access to rear garden.

Services

Gas central heating. Mains water supply and drainage.

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.



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