

Paul Mason Associates



Belfry Avenue, Hatfield Peverel, Essex, CM3 2GD

Guide price £590,000

- Spacious detached family home built in 2022
- Sought after location approx 0.7 miles from the train station
- Four good size bedrooms
- Modern ensuite, family bathroom and ground floor cloakroom
- Splendid open plan kitchen/dining room with integrated appliances plus separate utility room
- Lounge and separate study
- Single garage plus off street parking
- South/West facing rear garden
- Well positioned within the development with small green to front
- EPC - B

Paul Mason Associates are delighted to offer for sale this splendid four bedroom detached family homes, built in 2022 and being situated within this highly sought after development built by David Wilson Homes. This popular Holden design is finished to an extremely high standard throughout by this award winning five star developer. 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 local Primary School, A12 and Chelmsford City Centre. The accommodation includes four good size bedrooms with en-suite to master bedroom, family bathroom and ground floor cloakroom, splendid open-plan kitchen/dining/family room with a range of integrated appliances and large bay window overlooking the garden, 19' x 12'2 lounge, a useful study plus separate utility room. The property overlooks a pleasant green to the front and also boasts a South/East facing rear garden with useful area to the side, ideal for a hot tub, a single garage plus driveway providing off street parking for several cars.

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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	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(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	
	85		93
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Approx. Gross Internal Floor Area 1682 sq. ft / 156.36 sq. m

Produced by Elements Property

Distances

Hatfield Peverel Train Station (0.7 miles)

Hatfield Peverel Primary School (0.5 miles)

Local Co-op, Post Office and Dentist (0.3 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

Composite entrance door.

Radiator. Stairs to first floor.

Lounge

5.80m x 3.73m (19'0" x 12'2")

Double glazed bay window to front.

Radiator. TV point.

Study

2.90m x 2.36m (9'6" x 7'8")

Double glazed window to front.

Radiator.

Cloakroom

Obscure double glazed window to side. Modern white suite

comprising low-level WC and pedestal wash hand basin with mixer taps and tiled splash back.

Large built-in storage cupboard.

Radiator.

Kitchen/Dining Room

6.15m x 4.67m (20'2" x 15'3")

Double glazed windows and

French doors to rear. A range of

modern fitted units to base and eye

level. Laminate roll top work

surfaces incorporating stainless

steel sink unit with mixer taps. A

range of integrated appliances to

remain including dishwasher, full

height fridge/freezer, eye level

double oven, wine cooler and five

ring gas hob with extractor hood

above. Radiator. Door to:-

Utility Room

2.54m x 1.60m (8'3" x 5'2")

Double glazed door to rear.

Modern fitted units to base and eye

level. Laminate roll top work

surfaces. Integrated washing

machine and space for tumble

dryer. Radiator. Wall mounted gas

fired boiler.

FIRST FLOOR

Bedroom One

4.55m x 3.73m (14'11" x 12'2")

Double glazed window to front.

Radiator. Fitted wardrobes to

remain. Door to:-

En-suite Shower Room

Obscure double glazed window to

side. Modern white suite

comprising low-level WC and

pedestal wash hand basin with

mixer taps. Large shower cubicle

with tiled surround and fitted glass

shower screen. Heated towel rail.

Part tiled walls.

Bedroom Two

4.37m x 3.73m max (14'4" x 12'2" max)

Two double glazed windows to rear.

Radiator.

Bedroom Three

4.07m x 2.88m (13'4" x 9'5")

Double glazed window to front.

Radiator.

Bedroom Four

3.12m x 3.05m (10'2" x 10'0")

Double glazed window to rear.

Radiator.

Family Bathroom

Obscure double glazed window to

rear. Modern white suite

comprising panelled bath with

mixer taps, low-level WC, pedestal

wash hand basin with mixer taps

and large shower cubicle with tiled

surround and fitted glass shower

screen. Heated towel rail. Part tiled

walls.

Landing

Stairs to ground floor. Airing

cupboard housing hot water

cylinder. Access to loft area.

EXTERIOR

Garage

Up and over door to front. Power

and light connected.

Front Garden/Parking

Block paved driveway providing off street parking. Small lawned area with various flowers and shrubs.

Rear and Side Garden

A well maintained South/East facing rear garden with lawned

gardens and fencing to

boundaries. Large area to one

side, ideal for a hot tub or

outbuilding. Gate giving access to

side/parking area.

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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