

Paul Mason Associates



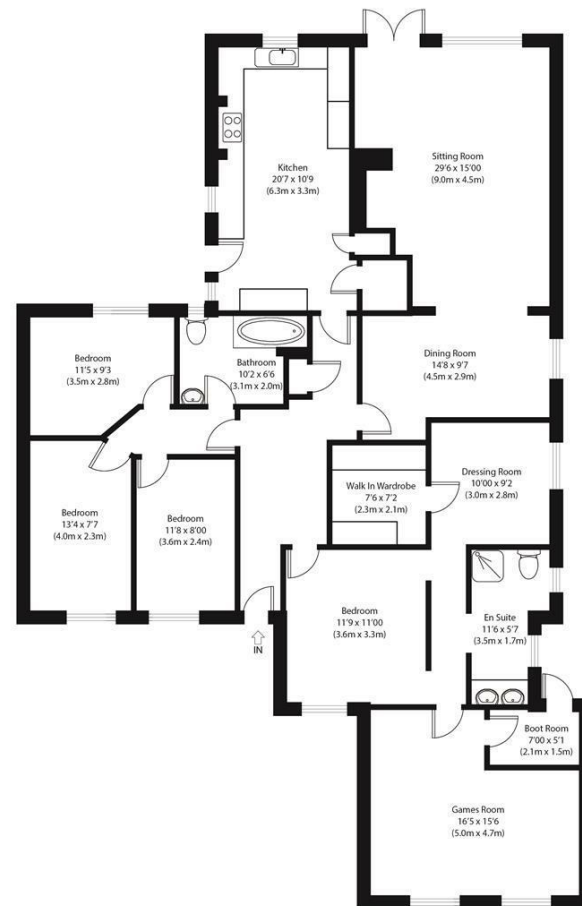
Fairstead Road, Terling, Essex, CM3 2BU  
Offers in excess of £850,000

- Highly sought after village of Terling, in this stunning semi rural location
- Extended and much improved to a high standard throughout
- Four double bedrooms with ensuite, dressing room and walk in wardrobe to master bedroom
- 21'6 x 15'5 lounge plus separate dining area
- 20'7 x 10'7 re-fitted kitchen/breakfast room with a range of integrated appliances, fitted by Blackstone Kitchens
- Splendid multi purpose entertainment room/gym/home office, with separate storage/boot room
- Modern family bathroom
- Set back from the road with ample parking, boasting a well maintained secluded plot
- Solar panels to remain
- EPC - D

Situated in a highly desirable and rarely available non estate location, with views over nearby countryside and farmland, is this splendid spacious detached bungalow, which has been much improved by the current sellers to a high standard throughout. Terling, voted Essex village of the year in 2017, boasts an array of amenities and recreational facilities including the highly regarded Rayleigh Arms gastro-pub restaurant, Tea Room, village Shop with Post Office, a members only outdoor heated swimming pool, cricket and Tennis Clubs and also the highly regarded COE Primary School. The property is also ideally positioned approx 2.4 miles from Hatfield Peverel Train Station, along with easy access to the A12 and Chelmsford City Centre. The well proportioned accommodation includes a spacious master bedroom suite with modern en-suite shower room plus separate dressing room with walk in wardrobe, three further good size double bedrooms and modern family bathroom/WC. A spacious hallway leads through to a large 21'6 x 15'5 lounge with separate dining area and also a splendid modern kitchen/breakfast room from Blackstone Kitchens, with a range of integrated appliances. The property also benefits from a fantastic multi purpose 16'5 x 15'7 > 10' entertainment room, formerly the garage, which could be used as a home gym or office. The property which is set back from the road with ample off street parking and also boasts a good size well maintained rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>55</b>	<b>77</b>
England & Wales	EU Directive 2002/91/EC

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



Ground Floor  
**Approximate Gross Internal Area**  
**1855 sq ft (173 sq m)**

Disclaimer: Floorplan 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. copyright www.ajphoto.co.uk

*Paul Mason Associates*

## Distances

Terling Primary School - 0.3 miles

Owls Hill Tea Room - 0.5 miles

Rayleigh Arms Gastropub - 0.5 miles

Terling Post Office and Convenience Shop - 0.3 miles

Hatfield Peverel Train Station - 2.4 miles

Chelmsford City Centre - 10 miles

All distances are approximate

## ACCOMMODATION

### Entrance Hall

Composite entrance door. Tiled flooring. Coved ceiling. Inset spotlighting. Radiator. Dado rail. Built-in storage cupboard. Part wood panelled walls. Central heating thermostat.

### Bedroom One

4.50m x 3.70m (14'9" x 12'1" )

Double glazed window to front. Radiator. Laminate flooring. Coved ceiling.

### Dressing Room

2.81m x 2.78m (9'2" x 9'1" )

Double glazed window to side.

Laminate flooring. Coved ceiling. Radiator.

### Walk In Wardrobe

A large walk-in wardrobe with hanging rails and shelving. Inset spotlighting. Loft access.

### Ensuite Shower Room

Two obscure double glazed windows to side. Modern re-fitted white suite comprising his and her's sink units with mixer taps and vanity unit below. Low-level WC. Shower cubicle with tiled surround and fitted glass shower screen. Inset spotlighting. Chrome effect heated towel rail. Radiator.

### Inner Hallway

Tiled flooring. Radiator. Coved ceiling. Inset spotlighting.

### Bedroom Two

3.57m x 2.45m (11'8" x 8'0" )

Double glazed window to front. Coved ceiling. Radiator. Laminate flooring.

### Bedroom Three

4.11m x 2.32m (13'5" x 7'7" )

Double glazed window to front. Coved ceiling. Radiator. Carpet flooring.

### Bedroom Four

3.46m x 2.86m (11'4" x 9'4" )

Double glazed window to rear. Coved ceiling. Radiator. Laminate flooring.

### Family Bathroom

Obscure double glazed window to rear. Modern re-fitted white suite comprising bath with shower over and fitted glass shower screen. Low-level WC and pedestal wash hand basin with mixer taps. Fully tiled walls and tile flooring. Inset spotlighting. Chrome effect heated towel rail.

### Multi Purpose Entertainment Room/Gym/Office

5.01m x 4.75m > 3.07m (16'5" x 15'7" > 10'0" )

Two double glazed windows to front. Inset spotlighting. Two radiators. Laminate flooring.

### Boot Room

Door to rear with side access. Space for tumble dryer. Water softener to remain. Inset spotlighting. Laminate flooring.

## Dining Room

4.48m x 2.92m (14'8" x 9'6" )

High-level double glazed window to side. Tiled flooring. Coved ceiling. Radiator. Open plan through to:-

## Lounge

6.56m x 4.71m (21'6" x 15'5" )

Double glazed window to rear and double glazed French doors to rear. Feature fireplace with full height brick surround and fitted wood burner. Coved ceiling. Two radiators.

## Kitchen/Breakfast Room

6.28m x 3.23m (20'7" x 10'7" )

Double glazed window to rear and side and stable door to side. A luxury handmade kitchen from Blackstone Kitchens comprising a range of fitted units to base and eye level. Quartz work surfaces incorporating Butler sink unit with mixer taps. A range of integrated appliances to remain including full height fridge and freezer, dishwasher, two ovens and induction hob with extractor hood over. Built-in storage cupboard and further built-in boiler cupboard, with boiler being

replaced in 2023. Inset spotlighting. Tiled flooring. Radiator.

## EXTERIOR

### Front Garden

The property is set back from the road with ample off street parking and wonderful views to the front over farmland. Raised display flower beds. Path leading to covered entrance porch with outside lighting.

### Rear Garden

A well maintained good size secluded rear garden commencing with a private paved patio area. Steps down to lawned gardens with various flowers and shrubs. Feature raised water feature/fish pond. Timber framed shed to remain. Path to one side and access to front via other side. Path leading to rear garden area with further large timber framed shed and raised vegetable beds. Fencing to boundaries. Outside lighting and power points. Sink unit with both hot and cold water supply. Oil tank.

### Services

Septic tank drainage system. Mains

water supply and electric. Oil central heating.

## 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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