


Paul Mason Associates




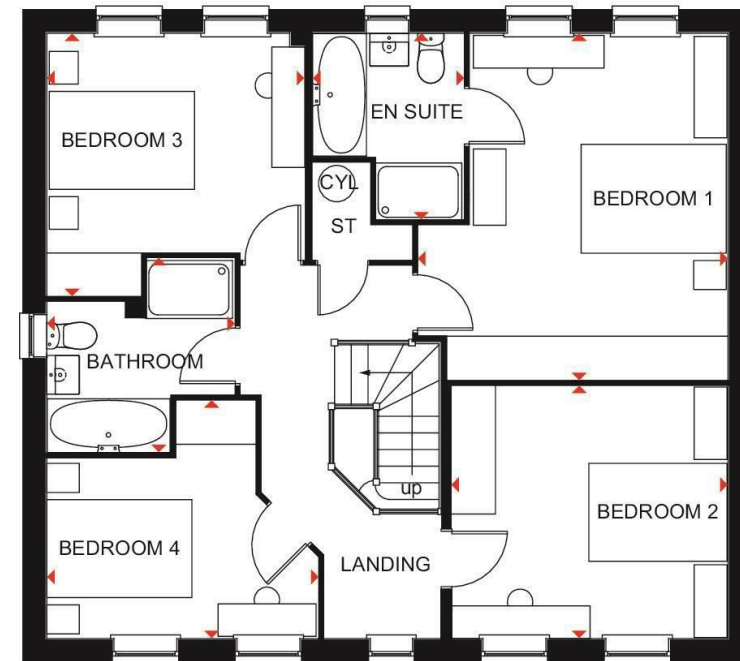
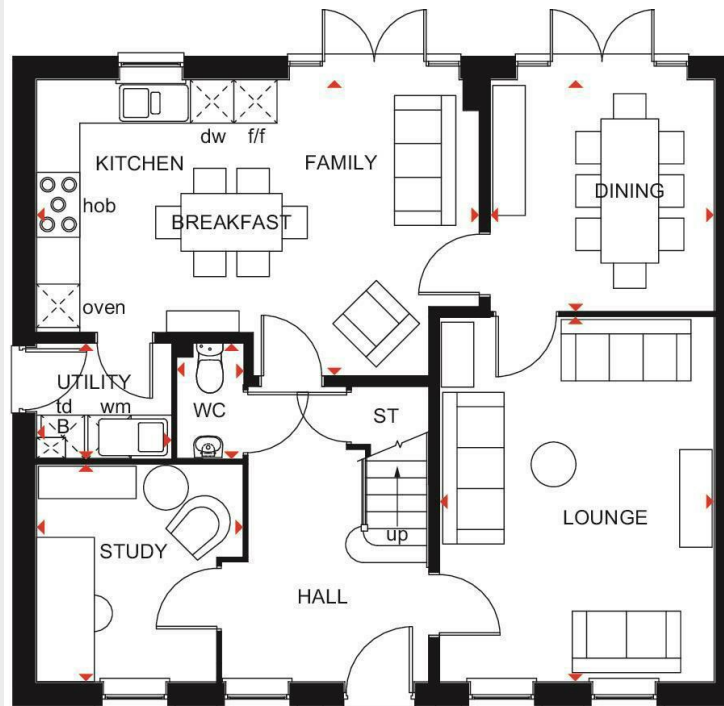
Plot 53, The Chelworth Birkdale Rise, Mortimer Place, Hatfield Peverel, Essex,
CM23 6JT
Prices from £699,995

- For further information please call the office on 01245 382555
- Four bedroom detached home
- Open-plan kitchen with breakfast / family area and utility
- Three spacious reception rooms
- French doors from both kitchen and dining room to the garden
- Principal bedroom with an en suite and fully fitted wardrobes
- Modern family bathroom
- Single detached garage and 2 private parking spaces
- Sought after location less than 1 mile from the train station
- High specification

Paul Mason Associates are delighted to offer for sale this splendid brand new four bedroom detached family home, situated within this highly sought after development, built by the award winning five star developer, David Wilson Homes. 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 A12 and Chelmsford City Centre. This Chelworth design has been finished to a high standard with the accommodation including four good size bedrooms with en-suite to master bedroom, plus family bathroom and ground floor cloakroom, splendid open-plan kitchen with a bay-fronted dining area, a spacious dual-aspect living room with French doors leading to the rear garden, a useful study plus utility room. This home also comes with a single detached garage plus driveway providing off street parking. Call for details 01245382555.

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

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



Mortimer Place

Mortimer Place is a brand-new collection of beautifully crafted 2, 3 and 4 bedroom homes located in the sought after village of Hatfield Peverel, Essex. Here you will benefit from fantastic facilities and amenities on your doorstep; schools, local shops, open-spaces and play areas. There is plenty to do in the surrounding area including Promenade Park and Heybridge Basin within a fifteen minute drive away.

Also great for commuters, with fantastic transport links including Hatfield Peverel train station less than 1 mile away from the development to reach London Liverpool Street station in just 38 minutes. With easy access to the A12, Mortimer Place is the ideal location to travel to and from Chelmsford, Colchester and Ipswich. Stansted Airport is conveniently located just under 20 miles away.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Family Room

6.13m x 4.10m (20'1" x 13'5")

Dining Room

3.20m x 3.10m (10'5" x 10'2")

Lounge

5.05m x 3.80m (16'6" x 12'5")

Study

3.00m x 2.85m (9'10" x 9'4")

Utility Room

1.86m x 1.61m (6'1" x 5'3")

FIRST FLOOR

Bedroom One

4.77m x 4.26m (15'7" x 13'11")

Ensuite

Bedroom Two

3.80m x 3.47m (12'5" x 11'4")

Bedroom Three

3.61m x 3.55m (11'10" x 11'7")

Bedroom Four

3.73m x 3.27m (12'2" x 10'8")

Family Bathroom

Landing

EXTERIOR

Detached Garage

Driveway providing off street parking

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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