

Paul Mason Associates



Nounsley Road, Nounsley, Essex, CM3 2NF

Offers in excess of £700,000

- Five bedrooms
- Large en-suite bathroom
- Lounge, dining room and study
- Kitchen/breakfast room with granite work surfaces
- Utility room and two separate cloakroom
- Family bathroom
- Double garage
- Non estate idyllic position
- Approx. 1.4 miles from a mainline train station

■ EPC - D

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
	76		
	63		
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

A spacious detached family residence with versatile accommodation which could be opened up to the ground floor to create a large open plan living space, but still versatile to suit different buyers needs. The property comprises five bedrooms with a large split level en-suite bathroom with sunken bath and separate family bathroom. The ground floor accommodation is approached via an entrance hall with stairs leading to the first floor. The rooms are divided into three reception rooms plus a large kitchen/breakfast room finished with granite work surfaces, separate utility room and two ground floor cloakrooms. The property is located within the small hamlet of Nounsley on the outskirts of Hatfield Peverel. Close by is a small recreational ground with children's play area and wonderful farmland walks adjoining. There are many amenities in Hatfield Peverel including school, doctors, shops, popular restaurants and public houses. The train station is approx. 1.4 miles away and provides a mainline route into London Liverpool Street. There are also excellent road links to both the M25 and East Anglia via the A12.

Paul Mason Associates are offering this property for sale with NO ONWARD CHAIN.

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## Distances

Hatfield Peverel Primary School - 0.8 miles  
Doctors' Surgery - 1.0 mile  
Hatfield Peverel Railway Station - 1.4 miles  
A12 Southbound - 1.1 mile  
A12 Northbound - 2.0 miles

All distances are approximate.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Part glazed entrance door. Stairs to first floor. Coved ceiling and dado rail. Tiled floor and understairs storage cupboard.

#### Cloakroom

Tiled walls and floor. Suite comprising low level WC and insert wash hand basin with vanity unit below. Heated towel rail, obscure window to front and coved ceiling.

#### Lounge

7.57m x 4.05m (24'10" x 13'3")  
Coved ceilings and dado rail. Ornate fireplace.

#### Sitting Room

4.03m x 3.28m (13'2" x 10'9")  
Window to front.

#### Study

2.28m x 2.27m (7'5" x 7'5")  
Window to side and coved ceiling.

#### Kitchen/Breakfast Room

4.98m x 4.71m (16'4" x 15'5")  
Window to rear. Units fitted to eye

and base level finished with granite work surfaces and matching upstands. One and half bowl sink unit with drainer and mixer taps. Tiled floor. Integrated fridge and dishwasher. Built-in oven and combination microwave, hob and extractor fan over. Coved ceiling and inset ceiling lighting.

#### Conservatory

4.21m x 3.26m (13'9" x 10'8")  
Windows and glazed French doors to the rear garden.

#### Utility Room

Units fitted to eye and base level finished with granite work surfaces. Half glazed door to the rear garden. Coved ceilings and tiled floor.

#### Cloakroom

Obscure window to rear. Tiled walls and floor. White suite comprising low level WC and inset wash hand basin with vanity unit below.

### FIRST FLOOR

#### Landing

Window to side. Coved ceilings and dado rail. Stairs to the ground floor and access to loft via ladder. Airing cupboard housing hot water cylinder and immersion.

#### Bedroom One

4.66m x 3.88m (15'3" x 12'8")  
Window to front. Coved ceilings and double doors leading to:

#### Large Split Level En-suite

4.85m x 2.58m (15'10" x 8'5")  
Obscure window to front. White suite comprising enclosed tiled shower cubicle, large sunken bath, bowl style wash hand basin with mixer taps and low level WC. Part tiled walls and vanity storage cupboard.

#### Bedroom Two

4.66m x 2.50m (15'3" x 8'2")  
Two windows to rear and coved ceiling.

#### Bedroom Three

3.32m x 2.75m (10'10" x 9'0")  
Window to rear and coved ceiling.

#### Bedroom Four

2.69m x 2.63m (8'9" x 8'7")  
Window to front and coved ceiling, storage cupboard.

#### Bedroom Five

2.58m x 2.04m (8'5" x 6'8")  
Window to rear. Fitted furniture including wardrobes, drawer units and storage. Coved ceilings.

#### Family Bathroom

Obscure window to rear. White suite comprising bath with mixer taps and shower attachment, insert wash hand basin with vanity unit below and low level WC with concealed cistern. Tiled walls and floor. Insert ceiling lighting and heated towel rail.

### EXTERIOR

#### Front Garden

Driveway providing parking with access to the entrance door and double garage. Lawn area to the front and outside lighting.

#### Double Garage

5.25m x 4.72m (17'2" x 15'5")  
Electric up and over door, lighting and power connected.

#### Rear Garden

Commencing with a timber decking area with access to the front via side gate. Remainder of the gardens are mainly laid to lawn. Outside tap. Oil fired boiler and storage tank.

#### Services

Oil - Central heating  
Electric - Mains  
Water - Mains  
Drainage - Mains  
Heating - Oil  
Local Authority - Braintree  
CCTV cameras

#### 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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