

Paul Mason Associates



Sandwich Close, Hatfield Peverel, Essex, CM3 2GE  
Offers in excess of £600,000

- Built in 2022
- Detached family home
- Four bedrooms
- Ensuite to bedroom one plus a family bathroom
- Lounge and study
- Open plan kitchen and dining area
- Utility room
- Cloakroom
- Detached garage
- EPC - B

A stunning detached family home which was built in 2022 by Messrs David Wilson Homes within the Mortimer Place development, in the commuter village of Hatfield Peverel. The accommodation is approached by way of a large entrance hall with stairs leading to the first floor. There are four double bedrooms, with the main bedroom benefiting from an ensuite plus a family bathroom that includes a four piece suite. The ground floor features an open plan kitchen and dining area with bay window to the front and built-in appliances. The remaining accommodation consists of a lounge overlooking the rear garden, study and cloakroom. External the property is approached via a driveway providing parking and access to a detached garage, the rear garden includes a paved patio area with pergola over which would be an ideal area for entertaining. The residence is situated close to open fields and purpose built play for children, only a short walk from the local school and shops. The train station is 0.7 miles away with direct trains into London Liverpool Street. There is also good road links to London and the M25 via the A12, which is only a short drive away.

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Produced by Elements Property

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	93		
<p>Very energy efficient - lower running costs</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>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 environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

## 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

Part glazed entrance door, stairs to first floor and built-in double width cloak cupboard.

#### Lounge

5.50m x 3.58m (18'0" x 11'8")  
Windows to side and glazed French doors to rear garden.

#### Study

2.90m x 2.50m (9'6" x 8'2")  
Window to front.

#### Open plan kitchen and dining area

6.17m plus bay 3.81m (20'2" plus bay 12'5")  
Walk-in bay window to front and glazed French doors with side screens to the rear garden. Units fitted to eye and base level finished with square edge work surfaces

and matching upstands incorporating peninsular unit and matching island. Stainless steel one and a half bowl sink unit with mixer taps and drainer. Five ring gas hob with extractor over, built-in oven and combination microwave. Integrated fridge/freezer and dishwasher..

#### Utility Room

Matching units to kitchen with square edge work surfaces and upstands. Stainless steel sink unit with mixer taps and drainer, space for washing machine. Half glazed door to the rear garden.

#### Cloakroom

White suite comprising pedestal wash hand basin and low-level WC. Obscure window to side.

### FIRST FLOOR

#### Landing

Stairs to ground floor airing cupboard housing hot water, cylinder and immersion, access to loft.

#### Bedroom One

3.61m x 3.29m (11'10" x 10'9")  
Window to both sides, door to ensuite and opening to:

#### Dressing Room

2.22 m x 1.00m plus wardrobes (7'3" m x 3'3" plus wardrobes)  
Fitted wardrobes to one wall.

## Ensuite

Obscure window to side. White suite comprising enclosed double width shower cubicle with tiled walls, pedestal wash hand basin and low-level WC. Heated towel rail and inset ceiling lights.

#### Bedroom Two

5.20m x 2.81m (17'0" x 9'2")  
Two windows to front and built-in double wardrobe.

#### Bedroom Three

3.56m x 3.30m (11'8" x 10'9")  
Window to rear.

#### Bedroom Four

3.86m x 2.56m (12'7" x 8'4")  
Window to front and side, overstairs recess.

#### Bathroom

White suite comprising bath with the central tap and tiled surround, enclosed double width shower cubicle with tiled walls, pedestal wash hand basin and level low-level WC. Obscure window to rear and heated towel rail.

### EXTERIOR

#### Front Garden

Paved footpath to entrance door flanked by lawn areas to both side. Driveway to side leading to the garage.

#### Garage

Up and over door, storage over.

## Rear Garden

Commencing with a paved patio area leading to further seating area with Pergola over. Paved footpath with gate to side leading to the front. Reminder laid to lawn with various flowers and shrubs.

## 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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