

Paul Mason Associates



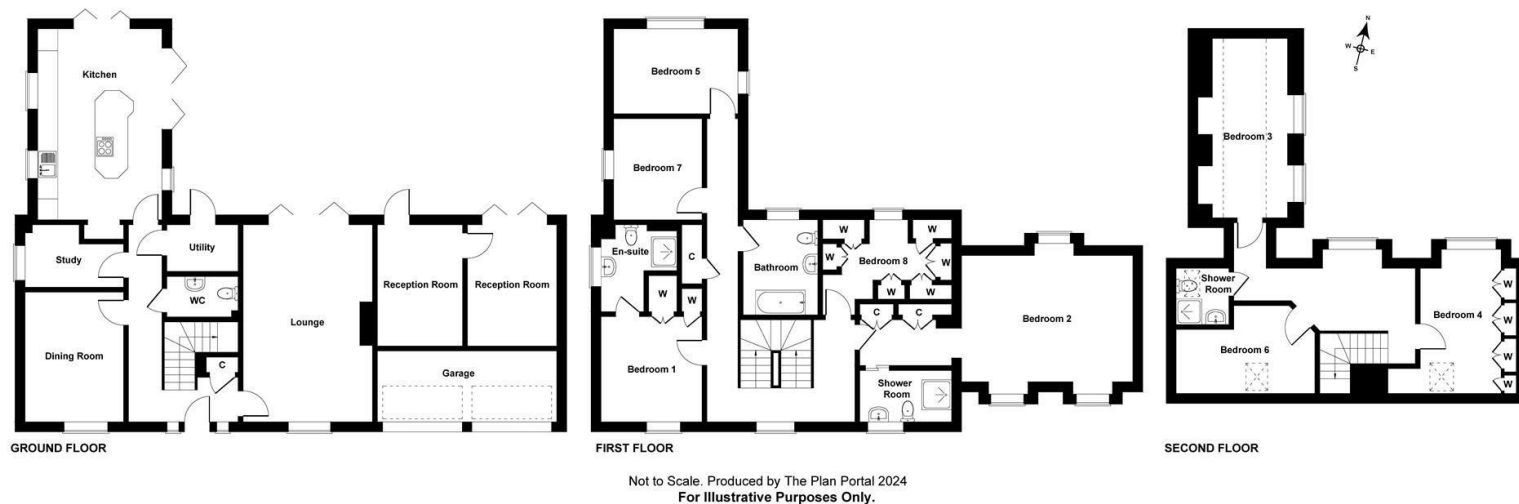
Priors Field, Bicknacre, Essex, CM3 4XY
Offers in excess of £875,000

- Highly sought after location - Exclusive private development of just 8 homes
- Wonderful family home offering ideal flexible space for the growing family
- 8 good size bedrooms
- Two en-suites, plus separate family bathroom and shower room, along with ground floor cloakroom
- Spacious ground floor accommodation including lounge, separate dining room, study and home gym/potential office
- Splendid modern 18'11 x 12'3 modern high gloss kitchen/breakfast room plus separate utility room
- Landscaped low maintenance rear garden offering ideal entertaining space
- Double garage, currently converted into two separate rooms plus useful storage area
- Presented to a high standard throughout
- EPC - C

Situated in a highly sought after location, within this exclusive private development of just 8 properties, is this splendid detached family home offering ideal space for the growing family set over three floors. The property is presented to an extremely high standard throughout and offers spacious ground floor entertaining space, along with eight bedrooms which can be used or adapted to suit a families own requirements. The property is conveniently located within walking distance of Bicknacre Priory Primary school, along with local convenience shops and many village amenities. There is also easy access to Danbury and Maldon, along with the nearby train station at South Woodham Ferrers. To the ground floor the accommodation comprises a 19'3 x 12'9 lounge, separate dining room and study, splendid modern 18'11 x 12'3 modern high gloss kitchen/breakfast room plus separate utility room and cloakroom/WC. To the first floor there are five generous bedrooms, with ensuite shower rooms to bedrooms one and two plus additional family bathroom. To the second floor there are three double bedrooms, along with a further shower room. The property also has the benefit of having the double garage partially converted, currently used as a home gym, separate boot room and useful storage area to the front. The landscaped rear garden offers ideal outside entertaining space and is well secluded from neighbouring properties. An internal viewing is highly recommended to full appreciate this stunning family home.

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			
		77	81
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



Distances

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Composite entrance door. Stairs to first floor. Wood flooring. Under stairs cloaks storage cupboard. Radiator.

Cloakroom/WC

Modern white suite comprising low level WC and vanity wash hand basin with storage below. Heated towel rail. Part tiled walls and tiled flooring.

Lounge

5.88m x 3.90m (19'3" x 12'9")
Double glazed window to front and double glazed bi-fold doors to rear. Feature fireplace with fitted wood burner. TV point. Two radiators. Inset spot lighting and coved ceiling.

Dining Room

3.91m x 2.97m (12'9" x 9'8")
Double glazed window to front. Wood floor. Radiator. Inset spot lighting and coved ceiling.

Study

2.90m x 1.87m (9'6" x 6'1")
Double glazed window to side. Wood floor. Radiator. Inset spot lighting and coved ceiling.

Kitchen/Breakfast Room

5.77m x 3.75m (18'11" x 12'3")
A splendid triple aspect modern fitted kitchen/breakfast room with double glazed windows to both sides and bi-fold doors to

rear and side. An extensive range of modern high gloss units fitted to base and eye level plus large central Island unit. Work surfaces incorporating large breakfast bar with Corian work tops. Inset 1 & 1/2 bowl sink unit. Integrated appliances to remain including dishwasher, coffee machine, combi microwave oven with warming tray beneath, two integral electric ovens and five ring gas hob with modern extractor above. Space for American style fridge/freezer. Radiator. Inset spot lighting and coved ceiling.

Utility Room

2.09m x 1.39m (6'10" x 4'6")
Double glazed door leading to rear garden. A range of modern fitted units to base and eye level. Quartz worktops incorporating a stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Tiled floor. Cupboard housing gas central heating boiler.

Gym

3.65m x 2.70m (11'11" x 8'10")
Double glazed bi-fold doors to rear. Wood flooring. Inset spot lighting.

Boot Room

3.65m x 2.70m (11'11" x 8'10")
Double glazed door to rear. Tiled floor with underfloor heating. Door to Gym.

FIRST FLOOR

Bedroom One

5.16m x 3.81m (16'11" x 12'5")
Two double glazed windows to front and double glazed window to rear. Two

radiators. Inset spot lighting. Open through to dressing area with two fitted double wardrobes.

Ensuite

Obscure double glazed window to front. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and storage below. Large shower cubicle with fitted glass shower screen, rainfall shower head and shower attachment. Tiled flooring. Part tiled walls. Extractor fan. Heated towel rail.

Bedroom Two

3.17m x 3.06m (10'4" x 10'0")
Double glazed window to front. Radiator. Double fitted wardrobe and further single wardrobe. Coved ceiling. Door to:-

Ensuite

Obscure double glazed window to side. Modern white suite comprising low level WC and vanity wash hand basin with mixer taps and storage below. Large shower cubicle with fitted glass shower screen. Tiled flooring. Tiled walls. Extractor fan. Heated towel rail.

Bedroom Six

3.83m x 2.71m (12'6" x 8'10")
Double glazed window to side and rear. Radiator.

Bedroom Seven

3.03m x 2.65m (9'11" x 8'8")
Double glazed window to side. Radiator.

Bedroom Eight/Dressing Room

2.26m x 1.69m (7'4" x 5'6")

Double glazed window to rear. Radiator. A range of fitted wardrobes to all walls and fitted dressing table. Wood flooring. Inset spot lighting.

Family Bathroom

Obscure double glazed window to rear. Modern white suite comprising panelled bath with mixer taps. Low level WC and vanity wash hand basin with mixer taps and storage below. Tiled flooring. Tiled walls. Heated towel rail. Inset spot lighting.

Landing

Stairs to ground and first floors. Double glazed window to front. Two radiators. Airing cupboard housing hot water cylinder.

SECOND FLOOR

Bedroom Three

5.36m x 3.05m > 2.26m (17'7" x 10'0" > 7'4")
Two double glazed windows to side. Radiator. Inset spot lighting.

Bedroom Four

4.38m x 3.03m (14'4" x 9'11")
Double glazed window to rear and further velux window. Radiator. Access to loft space. Fitted wardrobes to one wall and dressing table.

Bedroom Five

4.16m x 2.77m (13'7" x 9'1")
Velux window. Radiator. Inset spot lighting.

Shower Room

Velux window. Modern white suite comprising low level WC and vanity wash

hand basin with mixer taps and storage below. Shower cubicle with fitted glass shower screen. Tiled flooring. Tiled walls. Extractor fan. Inset spot lighting.

Landing

Velux window and double glazed window to rear. Radiator. Stairs to first floor.

EXTERIOR

Double Garage

5.28m x 2.34m (17'3" x 7'8")

Two up and over doors to front. Power and light connected.

Front Garden

Driveway providing off street parking, leading to double garage. Lawn gardens to front with various mature flowers, trees and shrubs.

Rear Garden

A beautifully maintained landscaped rear garden commencing with an Indian sandstone patio area to three sides of the garden. Fenced/brick walled boundaries. Lawned gardens with raised sleeper shrub and flower borders. Outside tap. Gate to side. Summerhouse to remain. Outside lighting.

Property Services

Gas - Mains

Electric - Mains

Water - Mains

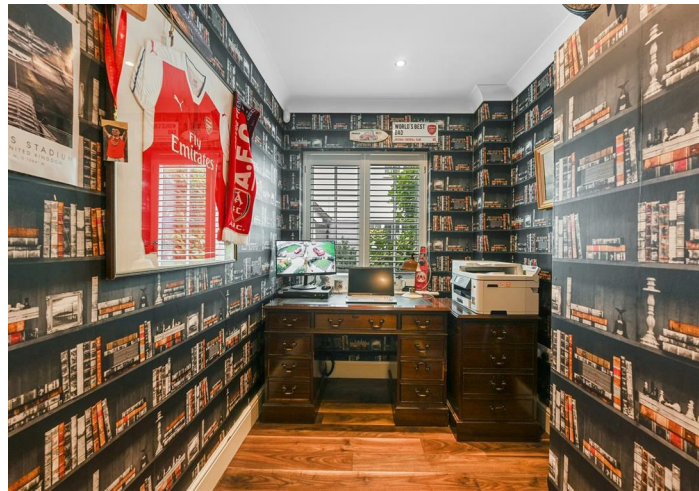
Drainage - Mains

Heating - Gas central heating

Local Authority - Chelmsford

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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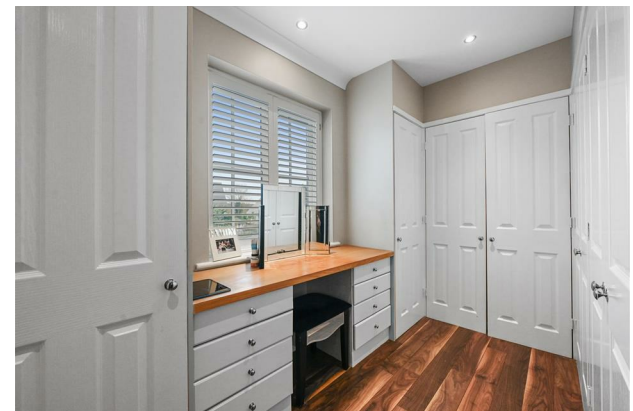
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