

Paul Mason Associates

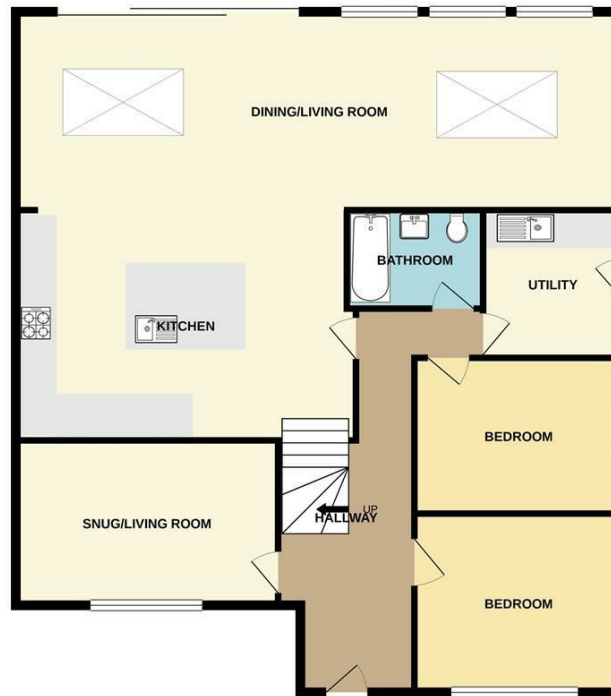


Priory Farm Road, Nounsley, Hatfield Peverel, Essex, CM3 2NJ
Guide Price £775,000 - £800,000

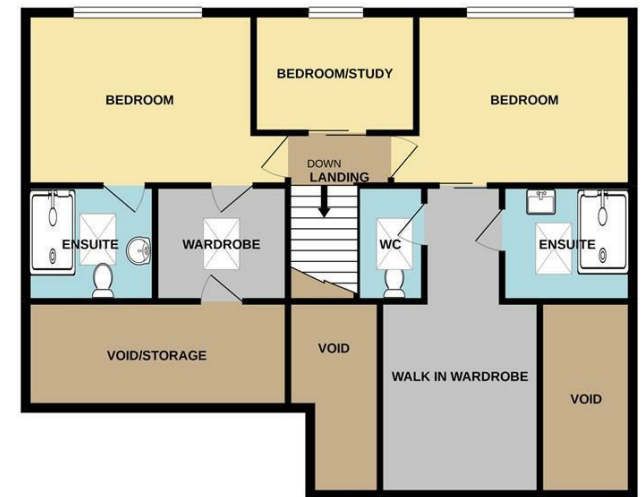
- Deceptively spacious detached family home presented to an extremely high standard throughout
- 160' x 60' landscaped plot with farmland views to rear
- Five good size bedrooms
- Modern en-suite and walk in wardrobe to both bedrooms one and two
- Stunning 37' > 26'4 x 20' modern fitted kitchen/dining/sitting room with views over the rear garden
- 15'8 x 9'9 living room/snug
- Modern utility room plus family bathroom
- Garage with electric roller door and off street parking
- Aluminium double glazing throughout
- EPC - C

Guide Price £775,000 - £800,000Paul Mason Associates are delighted to offer for sale this stunning detached property which is presented to an extremely high standard throughout and must be viewed internally to be appreciated. The property boasts a good size secluded and landscaped plot measuring approximately 160' x 60', with wonderful farmland views to the rear. The property offers deceptively spacious and flexible accommodation throughout, with the highlight being a magnificent L shaped 37'0 > 26'4 x 20'0 kitchen/dining/sitting room with remodelled kitchen, two roof lanterns and splendid views over the garden. The accommodation comprises five good size bedrooms with three being to the first floor and two to the ground floor, with the two main bedrooms to the first floor also having the benefit of large walk in wardrobes and modern fitted en-suite shower rooms. Further features include a 15'8 x 9'9 living room/snug, modern utility room and family bathroom. The property also benefits from being decorated to a high standard throughout, modern Aluminium double glazing, garage with electric roller door plus off street parking. The property is ideally positioned within short walking distance of open countryside, offering an array of amazing picturesque walks and approx 1.6 miles from the train station with direct links to London Liverpool Street, along with being within short driving distance of the A12, Maldon, Witham and Chelmsford City Centre. EARLY VIEWING HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

GROUND FLOOR
1417 sq.ft. (131.7 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 2395 sq.ft. (222.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	69	78	62
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		

Distances

Hatfield Peverel Railway Station - 1.6 miles

Hatfield Peverel St Andrew School - 1.6 miles

A12 Northbound - 1.7 miles

A12 Southbound - 2.2 miles

Chelmsford City Centre - 6.2 miles

All distances are approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Entrance Door. Obscure double glazed side screen and obscure double glazed window to side. Inset spot lighting. Radiator. Under stairs recess area. Stairs to first floor. Swiss Krono laminate flooring. Telephone point.

Living Room/Snug

4.78m x 2.98m (15'8" x 9'9")

Double glazed window to front. Radiator. Inset spot lighting. Swiss Krono laminate flooring.

Bedroom Three

3.74m x 3.27m (12'3" x 10'8")

Double glazed window to front. Radiator. Inset spot lighting.

Bedroom Four

3.77m x 2.77m (12'4" x 9'1")

Double glazed window to side. Radiator. Inset spot lighting.

Utility Room

2.69m x 2.51m (8'9" x 8'2")

Obscure double glazed door to side. A range of modern white units fitted to base and eye level housing full height larder cupboard. Solid wood work surfaces incorporating sink unit with mixer taps. Space and plumbing for washing machine. Tiled flooring and part tiled walls. Radiator. Inset spot lighting. Extractor fan.

Family Bathroom

Re-fitted modern white three piece suite comprising panelled bath with mixer taps and shower over with fitted glass shower screen. Vanity wash hand basin with mixer taps and storage cupboards below. Low level WC. Part tiled walls. Tiled flooring. Chrome effect heated towel rail. Inset spot lighting. Under floor heating.

Kitchen/Dining/Sitting Room

11.29m > 8.03m x 6.11m (37'0" > 26'4" x 20'0")

Double glazed sliding patio doors and double glazed window to rear. Two glass roof lanterns. A splendid re-fitted modern white kitchen with an extensive range of units fitted to base and eye level incorporating a large central island unit. Quartz fitted work tops with double bowl sink unit and mixer taps. Integrated dishwasher. Space for American style

fridge/freezer. Space for range style cooker with extractor hood over. Inset spot lighting. Swiss Krono laminate flooring. Three radiators. Part tiled walls.

FIRST FLOOR

Bedroom One

4.71m x 3.15m (15'5" x 10'4")

Double glazed window to rear with farmland views. Radiator. Inset spot lighting. Door to:-

Walk In Wardrobe

4.79m x 2.88m max (15'8" x 9'5" max)

LIMITED HEADROOM - Ample room for chests of drawers and hanging rails. Inset spot lighting. Radiator.

En-Suite Shower Room

Velux window. Modern white suite comprising large walk in shower cubicle with tiled surround and fitted glass shower screen. Vanity wash hand basin with mixer taps and storage cupboards below. Part tiled walls. Tiled flooring with under floor heating. Chrome effect heated towel rail. Inset spot lighting.

En-suite WC

Velux window. Modern white suite comprising vanity wash hand basin with mixer taps and storage cupboards below and low level WC. Part tiled walls. Chrome effect heated towel rail. Inset spot lighting. Tiled flooring with under floor heating.

Bedroom Two

4.26m x 3.14m (13'11" x 10'3")

Double glazed window to rear with farmland views. Radiator. Inset spot lighting. Doors to:-

Walk In Wardrobe

2.16m x 1.91m (7'1" x 6'3")

Ample room for chests of drawers and hanging rails. Inset spot lighting. Access to remainder of eaves.

En-suite Shower Room

Velux window. Modern white suite comprising large walk in shower cubicle with tiled surround and fitted glass shower screen. Vanity wash hand basin with mixer taps and storage cupboards below and low level WC. Part tiled walls. Tiled flooring with under floor heating. Chrome effect heated towel rail. Inset spot lighting.

Bedroom Five/Study

3.01m x 2.10m (9'10" x 6'10")

Double glazed window to rear with farmland views. Radiator. Inset spot lighting.

Landing

Velux window. Stairs to ground floor. Inset spot lighting.

EXTERIOR - Plot Approx 160' x 60'

Garage

4.86m x 3.67m (15'11" x 12'0")

Electric roller door to front. Power and

light connected. Double glazed doors to front and rear. Wall mounted oil fired boiler. Water softener. Radiator. Mainsboost accumulator for increased water pressure. New rubber roof installed early 2024.

Rear Garden

SPLENDID FARMLAND VIEWS TO REAR - A wonderful secluded landscaped rear garden commencing with a large private paved patio area. Paved path leading to rear of garden. Various mature flowers, fruit trees and shrubs. Vegetable patch to the rear of garden. Fencing to boundaries. Courtesy door to garage. Outside lighting. Oil tank. Outside power points. Cold and hot water taps.

Front Garden

Block paved driveway leading to garage providing off street parking. Lawned gardens with various flowers and shrubs. Outside lighting.

Services

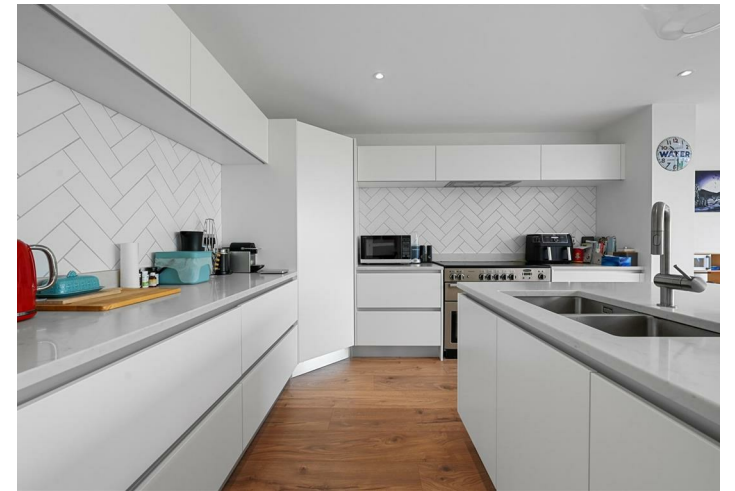
Oil central heating. Mains water supply and drainage. Hik Vision 4K CCTV system. Texecom alarm system. 2 x CAT 6a internet cabling to all 5 bedrooms and both living rooms. 2 separate circuits for upstairs and downstairs heating, controlled separately on Hive smart meter thermostats. Full fibre broadband available

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.



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