

Paul Mason Associates



Ulting, Essex, CM9 6QT
Offers in excess of £900,000

- Highly sought after non estate location
- Splendid mature and secluded plot measuring approximately 3/4 of an acre
- Spacious detached family home with ample scope to extend or improve subject to any required planning consent
- Four large double bedrooms, with two bathrooms plus ground floor cloakroom
- Three good size reception rooms
- 22'6 x 9'4 reception hall and medium oak fitted kitchen
- Detached double garage plus ample off street parking
- No onward chain
- Viewing highly recommended to avoid disappointment
- EPC - D

Paul Mason Associates are delighted to offer for sale this splendid detached family home, ideally situated in a sought after non estate location within the highly desirable hamlet of Ulting. Ulting is conveniently positioned approximately 2 miles from Hatfield Peverel, offering an array of amenities including the train station with direct links to London Liverpool Street. The property is also ideally located within short driving distance of the A12, Maldon and also approximately 8 miles from Chelmsford city centre. The property boasts spacious accommodation throughout, ideal for the growing family, which comprises four large double bedrooms, two bathrooms plus ground floor cloakroom, 23' x 15' lounge, 23' x 12' dining room, additional reception room ideal as a playroom or study, generous 22'6 x 9'4 reception hall and medium oak fitted kitchen. The property boasts a wonderful secluded plot measuring approximately 3/4 of an acre, with mature and well maintained gardens to all sides, offering ample scope to extended, subject to any required planning consent. To the front there is a detached double garage, along with a large driveway providing ample off street parking. An internal viewing is highly recommended, with the property is also being offered for sale with the benefit of no onward chain.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	57		85
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

Distances

Hatfield Peveler Train Station 2.6 miles

Maldon Town Centre 4.2 miles

A12 Southbound 3 miles

A12 Northbound 2.3 miles

Chelmsford City Centre 8.5 miles

(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Reception Hall

6.88m x 2.87m (22'6" x 9'4")

Double glazed entrance door and double glazed window to front. Coved ceiling. Stairs to first floor with understairs storage cupboard. Two built in storage cupboard.

Cloakroom

Obscure window to rear. Suite comprising low level WC and vanity wash hand basin with mixer taps and storage below. Coved ceiling. Radiator.

Lounge

7.03m x 4.58m (23'0" x 15'0")

Double glazed window to front and double glazed door to rear. Feature

full height brick fireplace with fitted multi fuel burner. Coved ceiling. Two radiators. Wall light points.

Dining Room

7.02m x 3.66m (23'0" x 12'0")

Double glazed window to front and double glazed French doors to side. Coved ceiling. Two radiators.

Playroom/Study

4.28m x 3.19m (14'0" x 10'5")

Windows to rear and side. Radiator. Coved ceiling. Wall light points.

Kitchen/Breakfast Room

4.27m x 3.36m (14'0" x 11'0")

Window to rear and side and double glazed door to side. A range of medium oak fitted units to base and eye level. Laminate roll top work surfaces incorporating double bowl sink unit with mixer taps. Integrated dishwasher and eye level double oven. Hob with extractor hood over. Coved ceiling. Part tiled walls. Serving hatch.

FIRST FLOOR

Bedroom One

7.06m x 4.59m max (23'1" x 15'0" max)

Double glazed windows to front and rear. Two radiators. Coved ceiling. Wall light points.

Bedroom Two

4.71m x 4.28m (15'5" x 14'0")

Windows to rear and side. Coved ceiling. Radiator. Fitted furniture to remain including wardrobes and chest of drawers. Wall light points.

Bedroom Three

3.66m x 3.66m (12'0" x 12'0")

Double glazed window to front. Coved ceiling. Radiator.

Bedroom Four

3.66m x 3.23m (12'0" x 10'7")

Window to side. Coved ceiling. Radiator. Wall light points.

Bathroom One

4.29m x 1.87m (14'0" x 6'1")

Windows to rear and side. Three piece suite comprising panelled bath with hand holds, shower attachment and mixer taps. Low level WC and pedestal wash hand basin with mixer taps. Fully tiled walls. Coved ceiling. Radiator.

Bathroom Two

3.26m x 2.06m (10'8" x 6'9")

Window to rear. Four piece suite comprising panelled bath with mixer taps. Low level WC and pedestal wash hand basin with mixer taps. Separate shower cubicle. Fully tiled walls. Coved ceiling. Radiator. airing cupboard housing hot water cylinder.

Part Galleried Landing

4.84m x 2.89m (15'10" x 9'5")

Double glazed window to front. Stairs to ground floor. Built in storage cupboard. Loft access. Radiator. Coved ceiling.

EXTERIOR

Detached Double Garage

6.85m x 6.71m (22'5" x 22'0")

Electric up and over door to front. Windows to rear and side and door to side. Power and light connected.

Gardens

A splendid mature and well maintained secluded plot measuring approximately 3/4 of an acre. The property is approached via its own private entrance with five bar gate opening to a large driveway

providing ample off street parking leading to the detached garage. The rear garden offers extensive lawned gardens with an array of mature flowers, trees, shrubs and hedging. There is a splendid open aspect to the rear with views over adjoining grazing land. Outbuildings including greenhouse and sheds. Outside lighting and outside storage cupboards. There is ample space all the way around the property offering ample scope to extend subject to any required planning consent.

Outside WC & Boiler Room

A useful outside WC along with separate boiler room housing oil fired boiler.

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Septic Tank

Heating - Oil

Local Authority - Maldon

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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