

Paul Mason Associates



Niblick Green, Chelmsford, CM3 3FS

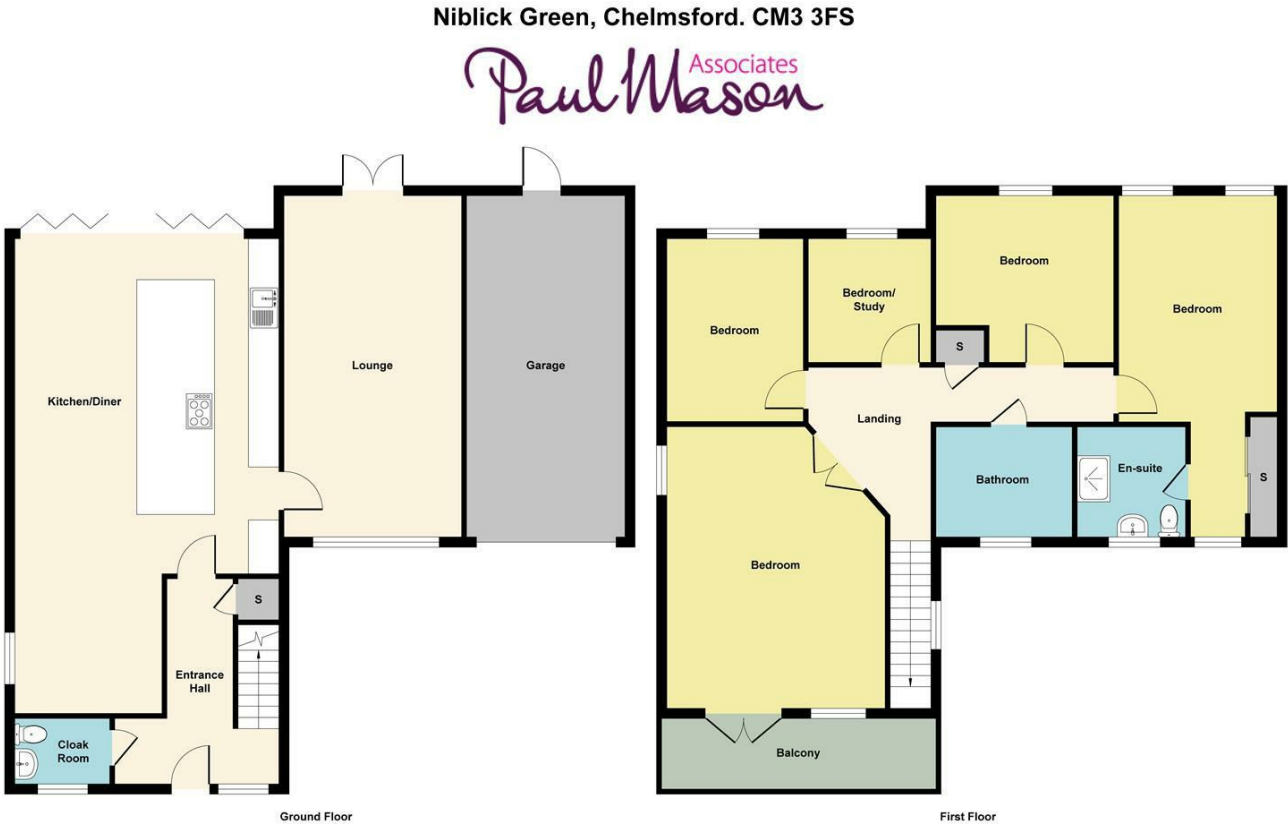
Guide price £850,000

- Four / Five Bedroom Detached Family Home
- Large Open Plan Kitchen / Dining / Family Room
- Dual Aspect Lounge With French Doors To Garden
- Vaulted Master Bedroom With Own Balcony
- En-Suite & Dressing Area To Bedroom Two
- Landscaped Rear Garden
- Garage With Electric Door Plus Off Road Parking
- Bedroom Five / Study
- Close Proximity To The Eagerly Awaited Beaulieu Train Station
- Internal Inspection Highly Advised

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A	84	100	(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Gary Townsend at Paul Mason Associates offers a wonderful, extended family home set over two floors within the Channels Area of Beaulieu Park. Situated within close proximity to a selection of Primary and Secondary schools, plus Cordelia Park, its location is ideal for family life. Also, with the imminent opening of Beaulieu Park Train Station and good access to the A12 this enviable location offers convenience for commuters, and all within a few mile of Chelmsford City Centre with its wide range of restaurants and leisure facilities.

A wonderful attribute to this four/five bedroom detached property is the spacious kitchen / dining / family room which is ideal for entertaining and comes with French doors opening to the landscaped rear garden. The current owners have also created an additional dual aspect lounge for further reception space. To the first floor, the main attraction is the master bedroom with its high vaulted ceiling and private balcony. This was originally used as a lounge, showing how flexible the home can be. There are four further bedrooms (one with en-suite shower room), one of which is set up as an ideal study. Finally, the rear garden has been landscaped for low maintenance, and is well presented with an array of planting and large patio with hot tub area.



DISTANCES

Chelmsford Main Station: 4.0 miles

Chelmsford Beaulieu Station: 2.3 miles

King Edward VI Grammar School: 3.5 miles

Chelmsford County High School: 3.5 miles

Beaulieu Park Schools: 1.4 miles

New Hall School: 1.7 miles

A12: 2.7 miles

Stansted Airport: 16.2 miles

ACCOMMODATION

Ground Floor

Entrance Hall

Window to side, stairs to first floor, radiator, telephone point, understairs storage cupboard, tiled flooring and smooth ceiling.

Cloakroom

Opaque window to front, LLWC, wash hand basin with tiled splashbacks, radiator, extractor fan, tiled flooring and smooth ceiling.

Kitchen / Dining / Family Room

9.06m x 5.21m (29'8" x 17'1")

This is a magnificent space that is ideal for entertaining. The kitchen

area has a range of matching base and wall units set under granite effect work surfaces which incorporates a one and half bowl sink drainer unit with central mixer taps, built-in electric double oven, gas hob with extractor over, integrated fridge/freezer and dishwasher, plus space for a washing machine and tumble dryer. There are also television and telephone points conveniently placed for a lounge area towards the French double doors that open to the landscaped garden. The other end of this spacious room is set up with a dining area which completes the room. There is also a window to side with plantation shutters, tiled flooring and smooth ceiling with sunken spotlights.

Lounge

6.26m x 2.69m (20'6" x 8'9")

A dual aspect room with window to front aspect and French doors to the rear garden, ensuring that this is a light and airy space. Telephone and television points, radiator, plantation shutters to the window, carpet to floor and smooth ceiling.

FIRST FLOOR

Landing

Loft access, airing cupboard, smoke detector, carpet to floor and smooth ceiling. Potential to extend into loft (STPC).

Bedroom One

5.34m x 4.07m (17'6" x 13'4")

This flexible room was originally designed as a first floor lounge, but is now used as a wonderful master bedroom. The room is entered via double doors and benefits from a set of French doors that open out onto a private terrace. This light and airy room also benefits from a high vaulted ceiling, radiator, television and telephone points, plus carpet to floor.

Bedroom Two

4.39m x 3.08m (14'4" x 10'1")

Two glazed windows to rear aspect, radiator, television and telephone points, carpet to floor and vaulted smooth ceiling.

Bedroom Two - Dressing Area

Window to front aspect, range of built-in wardrobes, radiator, carpet to floor and vaulted smooth ceiling.

Bedroom Two En-Suite

Velux window to front, fully tiled, double width shower, LLWC, wash hand basin with tiled splashback, shaver point, extractor fan, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

Bedroom Three

3.70m x 2.58m (12'1" x 8'5")

Window to rear aspect, radiator, carpet to floor and smooth ceiling.

Bedroom Four

3.20m x 2.95m max (10'5" x 9'8" max)

Window to rear aspect, radiator, carpet to floor and smooth ceiling.

Bedroom Five / Study

Window to rear aspect, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque window to front aspect, panelled bath with central mixer taps and electric shower over, LLWC, wash hand basin with tiled splashbacks, shaver point, extractor fan, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

Exterior

Driveway & Garaging

There is a block paved driveway offering parking for two vehicles and leads to a single garage with electric door and has power and lighting fitted, plus courtesy door to the rear garden.

Rear Garden

The landscaped rear garden has designed for low maintenance and is ideal for entertaining. There is an artificial lawn with patio area and an array of trees helping to provide privacy, ideal for the Jacuzzi area. There is also outside lighting, tap and power points fitted.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.



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

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F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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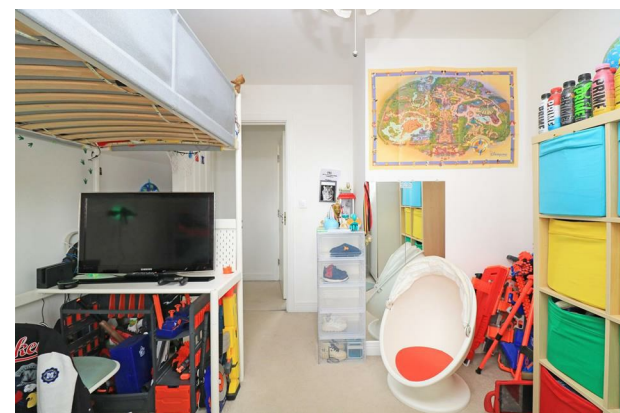
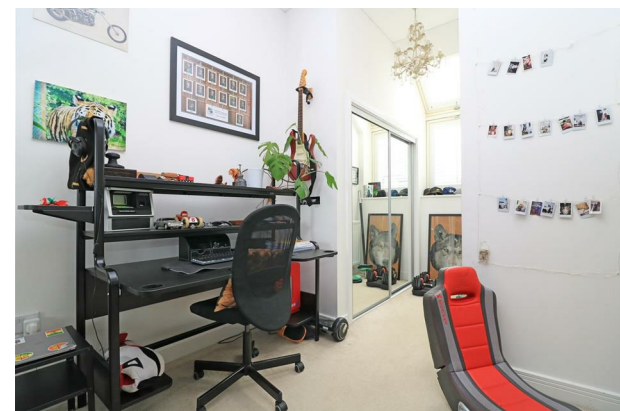
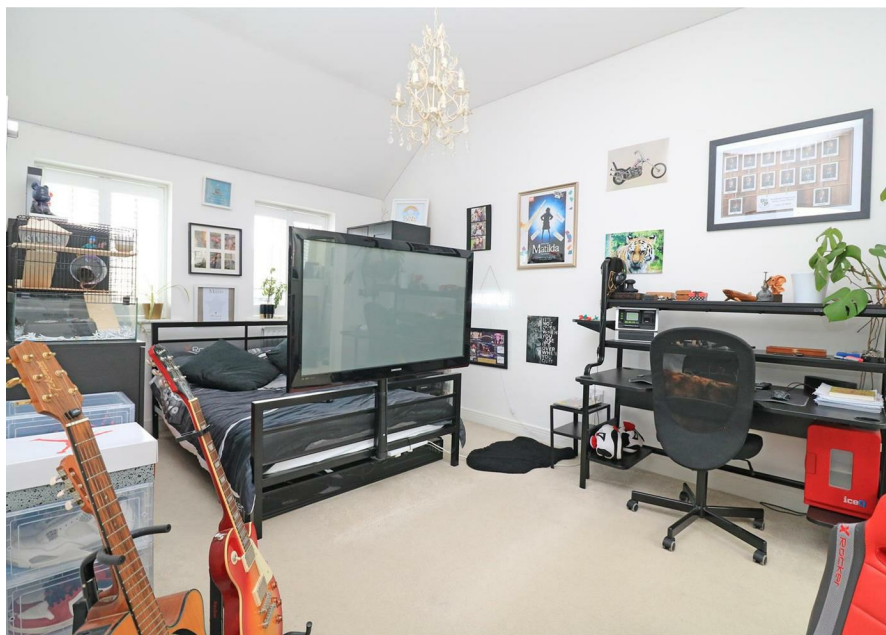
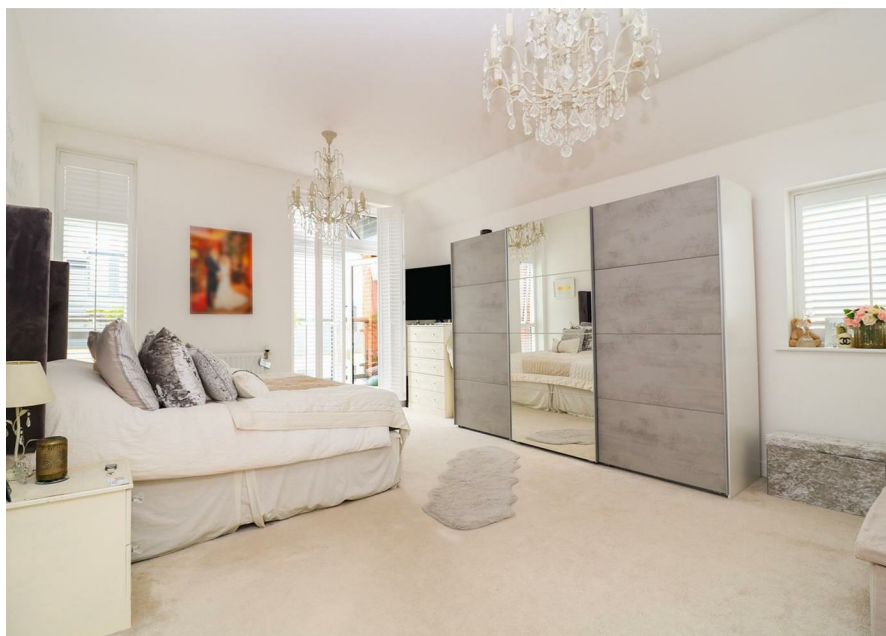
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