

Paul Mason Associates



Emberson Croft, Broomfield, Chelmsford, CM1 4FD

Guide price £475,000

- NO ONWARD CHAIN
- Four Double Bedroom Town House
- Open Plan Lounge / Atrium
- Kitchen / Breakfast Room Overlooking Greensward
- Ground Floor Cloakroom
- En-Suite To Master Bedroom
- Family Bathroom Plus Further WC & Wash Room
- Enclosed Rear Garden
- Carport To Rear
- Immaculate Throughout

NO ONWARD CHAIN! Gary Townsend at Paul Mason Associates offers this immaculate, four double bedroom family home set over three floors. A particular feature of the property is the open plan Lounge / Dining Room plus Atrium which opens to the rear garden and creates a wonderful light living space. To the front of the property is the Kitchen / Breakfast Room with views over a spacious Greensward. The two further floors provide four double bedrooms (the master with en-suite), plus a family bathroom and further WC and wash room on the second floor. To the rear is a level lawn area with rear gate to provide access to the carport.

The property is located on the popular 'Saxon Gate' development in Broomfield and is within walking distance of local parks and schools. There are a selection of schools in the area, including St John Payne secondary school plus the highly sought after Grammar Schools slightly closer to the City Centre. Chelmsford itself offers a wide range of restaurants and leisure facilities as well as excellent road and rail links to London, plus the A120 to Stansted and M11.

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Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
	85	86	
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	England & Wales	EU Directive 2002/91/EC

DISTANCES

Chelmsford Train Station: 2.5 miles
St. John Payne School: 0.6 miles
King Edward's Grammar School: 1.7 miles
Chelmsford County High School: 1.3 miles
Stansted Airport: 16.9 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator, understairs storage cupboard, smoke detector, fuse box, wood effect flooring and smooth ceiling.

Kitchen / Breakfast Room

3.44 x 3.36 (11'3" x 11'0")
Double glazed bay window to front aspect overlooking Greensward, range of modern high gloss fitted base and wall units with wood effect worksurface over incorporating a one and a half bowl sink drainer with central mixer taps, built-in electric double oven with gas hob and extractor over, integrated fridge/freezer and dishwasher, washing machine, wall mounted boiler in cupboard, radiator, wood effect flooring and smooth ceiling with sunken spotlights.

Lounge / Dining Room

5.59m x 3.04m (18'4" x 9'11")
Entered via double doors,

radiator, BT and TV points, radiators, wood effect flooring and smooth ceiling. Open to Atrium

Atrium

3.16m x 2.37m (10'4" x 7'9")
Open Plan with a range of glazed windows to the rear aspect, radiator, wood effect flooring and French doors to rear garden.

Cloakroom

LLWC, pedestal wash hand basin with tiled splashback, radiator, extractor fan, wood effect flooring and smooth ceiling.

FIRST FLOOR

Landing

Double glazed window to front, stairs to second floor, storage cupboard, radiator, carpet to floor and smooth ceiling.

Bedroom One

3.55m x 3.35m (11'7" x 10'11")
Double glazed bay window to front aspect, radiator, BT and TV points, carpet to floor and smooth ceiling. Door to En-Suite.

Bedroom One En-Suite

Opaque double glazed window to side, double width shower, LLWC, pedestal wash hand basin with tiled splashback, extractor fan, radiator, wood effect flooring and smooth ceiling.

Bedroom Two

3.09m x 2.93m (10'1" x 9'7")
Double glazed window to rear, radiator, TV point, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to rear, shower cubicle, separate bath, LLWC, pedestal wash hand basin with tiled splashback, radiator, wood effect flooring and smooth ceiling.

SECOND FLOOR

Landing

Storage cupboard, smoke detector, carpet to floor and smooth ceiling.

Bedroom Three

4.46m x 2.27m (14'7" x 7'5")
Double glazed window to front, radiator, TV point, carpet to floor and smooth ceiling with loft hatch.

Bedroom Four

2.77m x 2.68m (9'1" x 8'9")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

WC & Wash Room

Velux to rear, LLWC, pedestal wash hand basin with tiled splashback, radiator, wood effect flooring and smooth ceiling.

EXTERIOR

Rear Garden

The rear garden is mainly laid to

lawn with a patio area and pathway leading to an access gate to the rear. There is also an outside tap and lighting, plus storage shed.

Carport & Parking

The property benefits from a carport, plus a selection of visitor parking bays.

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.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

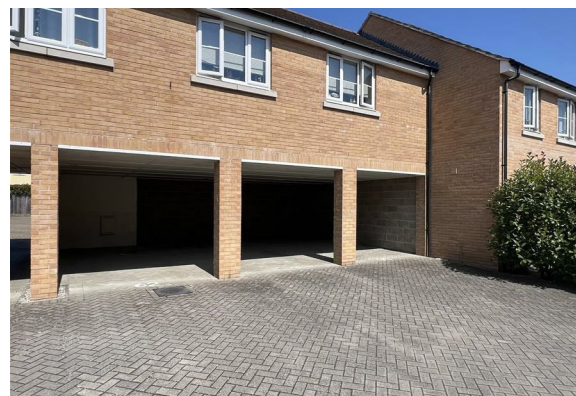
Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

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

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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