

Paul Mason Associates



Manor Road, Hatfield Peverel, Essex, CM3 2LZ

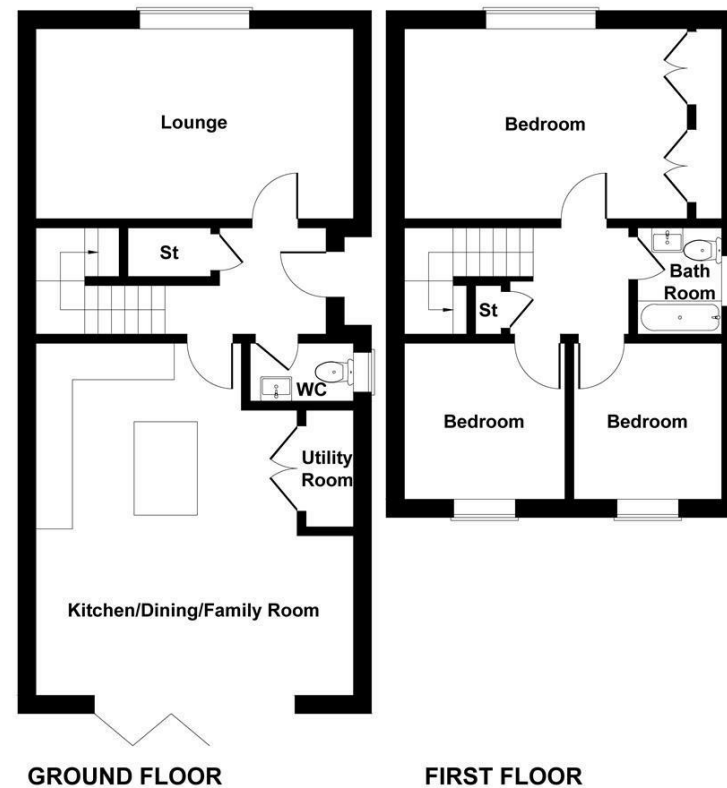
Guide price £425,000

- Extended property
- Three bedrooms
- Open plan kitchen/dining and sitting room with bifold doors to the rear garden
- Modern kitchen with granite work surface, matching island unit and utility cupboard
- Separate lounge
- Refitted family bathroom
- Refitted ground floor cloakroom
- Insulated outbuilding/home office with power and internet connected
- Single garage
- EPC - E

An extended three bedroom residence, situated in the small hamlet of Nounsley, on the outskirts of Hatfield Peverel, close to open farmland and river walks. The property offers a wonderful open plan kitchen/dining and sitting room with bifold doors that open to the rear garden. The modern kitchen was replaced in recent years and is complimented with granite work surfaces which includes a feature island unit and separate concealed utility cupboard. There is an additional living room to the front of the property with a log burning stove and a refitted cloakroom to the ground floor. The first floor comprises three bedrooms and a refitted white family bathroom suite. Externally the property is approached via a private driveway providing parking and access to a single garage. The rear garden commences with a paved patio area overlooking the lawned gardens and a useful outbuilding to the rear, which is insulated with internet and power connected, currently being used as a home office. To fully appreciate this property an internal viewing is highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		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	
	86		
	43		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

Nounsley



Location

The property is located in the hamlet of Nounsley, on the outskirts of Hatfield Peverel which is steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also

further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

Hatfield Peverel is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

Distances

Hatfield Peverel Primary School - 0.9 miles

Hatfield Peverel Railway Station - 1.6 miles

A12 Southbound - 2.0 miles

A12 Northbound - 1.3 miles

Chelmsford City Centre - 8 miles

All distances are approximate.

GROUND FLOOR

Entrance Hall

Lounge

5.25m x 3.14m (17'2" x 10'3")

Open Plan Kitchen/Dining/Sitting Room

5.83m x 4.43m (19'1" x 14'6")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

4.67m x 2.89m (15'3" x 9'5")

Bedroom Two

2.64m x 2.59m (8'7" x 8'5")

Bedroom Three

2.63m x 2.47m (8'7" x 8'1")

Family Bathroom

EXTERIOR

Front Garden

Driveway providing parking and access to the entrance door

Single Garage

Up and over door to the front

Rear Garden

Commencing with a paved patio area with the remainder laid to lawn. Access to the outbuilding at the rear of the garden.

Outbuilding/Home Office

3.01m x 2.42m (9'10" x 7'11")

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Braintree

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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