

Paul Mason Associates



Purcell Cole, Writtle, Chelmsford, CM1 3NB  
Guide price £1,100,000



- Immaculate Detached Family Home On Sought After Turning
- Four Double Bedrooms
- Three Bath / Shower Rooms
- Modern Spacious Kitchen / Breakfast Room Opening To Rear Garden
- Lounge With Bi-Folding Doors To Gardens
- Large Dining Room / Family Room With French Doors
- Spacious Study
- Landscaped Gardens Plus Workshop and Office/Gymnasium
- Garage Plus Ample Parking
- Internal Inspection Highly Advised To Fully Appreciate The Quality On Offer

Energy Efficiency 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			
EU Directive 2002/91/EC		73	81
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Gary Townsend at Paul Mason Associates offers this immaculate, fully renovated and extended family home positioned at the end of a quiet cul-de-sac within walking distance of The Green and all the village amenities. Writtle offers a selection of pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also benefits from delightful countryside walks as well as the neighbouring Hylands House and Parkland. Chelmsford City is in close proximity for more extensive shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

This delightful property has been fully modernised throughout and benefits from many modern features, all set within landscaped gardens which has a selection of specimen trees and plants. To the ground floor are three flexible reception rooms, plus the magnificent modern kitchen / breakfast room with a range of bi-fold doors that lead to the rear garden. To the first floor, accessed from the galleried landing, are four double bedrooms (two with en-suite shower rooms) and the family bathroom. Externally, there is also the added bonus of a fully insulated Office/Gym with French doors and hard wired internet access.

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## DISTANCES

Chelmsford Station: 3.2 miles

Ingatestone Station: 6.2 miles

A12: 4 miles

M25: 13 miles

Stansted Airport: 18 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

3.48m x 2.76m (11'5" x 9'0")

A light and airy space with stairs leading to the galleried landing, under stairs storage cupboard, radiator, herringbone flooring and smooth ceiling.

#### Study

3.44m x 2.94m (11'3" x 9'7")

With two double glazed windows to the front aspect, radiator, TV, BT and Cat 6 points, radiator and smooth ceiling. There is also the potential to insert a log burner with use of the adjoining chimney breast.

#### Kitchen / Breakfast Room

6.08m x 6.07m (19'11" x 19'10")

A magnificent space for cooking and entertaining with a range of bi-fold doors leading out to the large patio and garden. A central island houses an induction hob with extractor hood over with mood lighting fitted, underhung sink, integrated dishwasher and a plentiful supply of storage units all set beneath the quartz worksurface.. To the rear is a range of full height cupboards that also incorporate the separate full height fridge and freezer, two NEFF ovens, plus inbuilt NEFF microwave and warming drawer. The current dining table sits perfectly below the feature roof lantern with mood lighting and all is underfloor heated.

#### Utility Room

2.60m x 2.40m (max) (8'6" x 7'10" (max))

Double glazed window to rear, storage units to match the kitchen set under granite effect worksurfaces, single bowl sink with central mixer tap and tiled splashbacks, space for washing machine, radiator and doors to garage and side.

#### Cloakroom

Opaque double glazed window to rear, LLWC, vanity wash hand basin with tiled backslash, radiator, extractor fan and smooth ceiling with sunken spotlights.

#### Lounge

4.64m x 4.40m (15'2" x 14'5")

With two double glazed windows to the side, and bi-fold doors to the rear this is a wonderful light and airy room with garden views. The media wall offers all required points and sits above a modern remote controlled fireplace. There is also underfloor heating and a smooth ceiling.

#### Dining / Family Room

6.16m x 4.63m (max) (20'2" x 15'2" (max))

A large L shaped room conveniently accessed directly off the kitchen, and benefiting from French doors to the rear garden. There is also a window to the front aspect, TV and internet points, and underfloor heating.

### FIRST FLOOR

#### Galleried Landing

With a glass panelled galleried staircase, this is a large area that also offers potential for a small reading/study area next to the front aspect window. Light also filters in through an additional side window, plus a sun pipe. There is also access to the loft via and a folding staircase.

#### Bedroom One

4.63m x 3.11m (15'2" x 10'2")

The master suite begins with a range of full height wardrobes providing a dressing area, before opening into the main bedroom space. There are TV and internet points, bedside wall lights, dual aspect views to the garden, radiators, and access to the en-suite shower room. Carpet to floor and smooth ceiling.

#### Bedroom One En-Suite

Fully tiled with a window to the side aspect plus modern suite comprising of double shower, LLWC, vanity wash hand basin, shaver point, extractor fan, and heated towel rail. Tiled flooring and smooth ceiling with sunken spotlights.

#### Bedroom Two

3.56m x 2.84m (11'8" x 9'3")

Window to front aspect, wall lighting, radiator, TV and internet points, carpet to floor and smooth ceiling.

#### Bedroom Two En-Suite

Fully tiled with a window to the side aspect plus modern suite comprising of double shower, LLWC, vanity wash hand basin, shaver point, extractor fan, and heated towel rail. Tiled flooring and smooth ceiling with sunken spotlights.

#### Bedroom Three

3.52m x 2.90m (11'6" x 9'6")

Window to front aspect, radiator, TV and internet points, carpet to floor and smooth ceiling.

#### Bedroom Four

3.23m x 2.61m (10'7" x 8'6")

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

#### Family Bathroom

A fully tiled room with modern suite to include a separate shower and bath, LLWC, vanity wash hand basin, shaver point, heated towel rail, storage unit, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Garage & Driveway

The property is approached via a spacious block paved driveway providing off road parking for several vehicles and leads to the single garage with electric roller door. There are also well kept planted borders, an outside tap, and access gates to both sides of the home.

#### Rear Garden

A particular feature of the property is the spacious, yet manageable rear garden which has a wonderful selection of trees and plants (two trees with TPO's), and hedging to the perimeter offering privacy. From the kitchen, there is a step that leads down to the Indian sandstone patio area which extends around the property to both sides. The immediate section is ideal for alfresco dining and adjoins the well presented, level lawn area. From here, there is also an additional patio with pergola, plus two additional outbuildings. The first is currently used as a gymnasium, and also benefits from hard wired internet access, full insulation and French doors opening to the garden (making it ideal for a potential external office). The other outbuilding is currently used as a workshop. External lighting and an additional water tap can also be found.

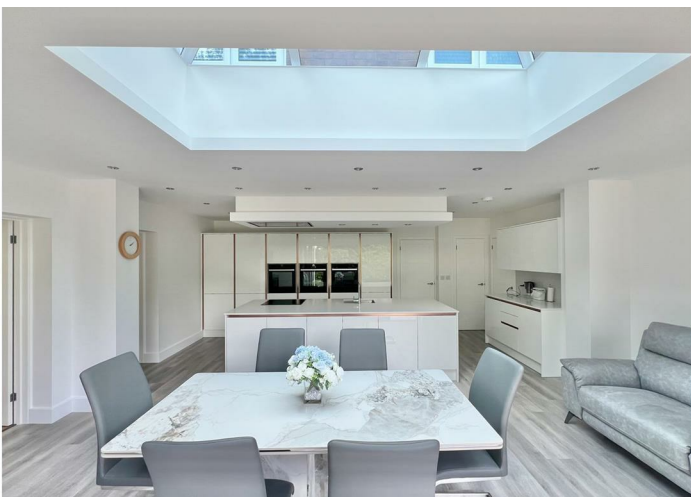
#### Important Notices

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.

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.





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