

Paul Mason Associates



Petty Croft, Broomfield, Chelmsford, CM1 7FS

Guide price £695,000

- Four Bedroom Detached
- Dual Aspect Lounge With French Doors To The Rear Garden
- Family Room
- Kitchen / Dining Room With French Doors To Rear Patio
- Utility Room Plus Cloakroom
- Master Bedroom With Dressing Room & En-Suite
- Detached Garage Plus Driveway
- Landscaped Rear Garden
- Delightful Aspect Overlooking Established Trees and Small Park Area
- Immaculate Throughout & Internal Inspection Is Highly Advised.

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			
England & Wales		86	89
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
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			

Gary Townsend at Paul Mason Associates offers this immaculate four bedroom detached family home overlooking a small tree lined park area in the popular area of Broomfield. The ground floor boasts a dual aspect lounge, family room, kitchen / dining room plus utility and cloakroom, and on the first floor the master bedroom benefits from a dressing room and en-suite shower room. A detached garage is found at the rear of the triple length driveway and there is a well maintained, walled rear garden.

Petty Croft is a quiet tree lined selection of properties conveniently positioned in popular area of Broomfield, approximately three miles north of Chelmsford city centre. Little and Great Waltham with their excellent pre and primary schooling, various pubs, and a well-stocked village store/post office are also nearby. There is also a regular bus service leading to the city centre, outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling including Chelmer Valley High School, Chelmsford County High and King Edwards, restaurants and shopping facilities including John Lewis with a mainline railway station serving London Liverpool Street with an approximate journey time of thirty-five minutes.

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DISTANCES

Chelmsford Station: 3.6 miles
Chelmer Valley High School: 0.5 miles
Grammar Schools: 3.1 miles
Stansted Airport: 15.5 miles
(All measurements are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor with storage cupboard under, radiator with cover, Amtico flooring and smooth ceiling with smoke alarm fitted.

Cloakroom

LLWC, wash hand basin with tiled splashback, radiator, Amtico flooring and smooth ceiling with sunken spotlights and extractor fan.

Lounge

6.15m x 3.45m (20'2" x 11'3")
Entered via glazed double doors, double glazed bay window to front with plantation shutters fitted, feature fireplace with gas style log burner and marble hearth, radiators, carpet to floor and smooth ceiling. French doors opening to rear patio.

Family Room

3.73m x 3.41m (12'2" x 11'2")
Entered via glazed door, double glazed bay windows to front and side with plantation shutters fitted, radiator, carpet to floor and smooth ceiling.

Kitchen / Dining Room

5.45m x 3.09m (17'10" x 10'1")
Double glazed windows to rear with plantation shutters fitted, range of

modern base and wall units with granite effect work surface incorporating a one and half bowl sink drainer unit with central mixer tap, built-in electric double oven with gas hob and extraction over, integrated fridge/freezer and dishwasher, breakfast bar, radiator, Amtico flooring and smooth ceiling with sunken spotlights. French doors opening to rear patio.

Utility Room

1.85m x 1.69m (6'0" x 5'6")
Double glazed window to side with plantation shutters fitted, base units with granite effect work surface incorporating a single bowl sink drainer unit, space for washing machine and tumble dryer, wall mounted boiler in cupboard, radiator, Amtico flooring and smooth ceiling with sunken spotlights.

FIRST FLOOR

Landing

Double glazed window to rear, airing cupboard, radiator, carpet to floor and smooth ceiling.

Bedroom One

3.72m x 3.51m (12'2" x 11'6")
Double glazed window to front with plantation shutters fitted, radiator, carpet to floor and smooth ceiling.

Bedroom One Dressing Area

2.22m x 1.53m (7'3" x 5'0")
Double glazed window to rear with plantation shutters fitted, radiator, carpet to floor and smooth ceiling.

Bedroom One En-Suite

Opaque double glazed window to front, double shower, LLWC, wash

hand basin with tiled splashback, shaver point, extractor fan, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

Bedroom Two

4.38m x 3.15m (max) (14'4" x 10'4" (max))
Double glazed window to front with plantation shutters fitted, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.16m x 3.04m (10'4" x 9'11")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Four

3.15m x 2.22m (10'4" x 7'3")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling with loft hatch to a part boarded loft.

Family Bathroom

Opaque double glazed window to side, panelled bath with central mixer tap and shower attachment over, LLWC, wash hand basin with tiled splashback, shaver point, extractor fan, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Rear Garden

The private, walled rear garden has been landscaped and commences with a patio that is accessed by both the Lounge and Kitchen and also conveniently provides access to the side driveway. From here you are led to the main lawn which has well

stocked borders and also adjoins a further patio ideal for al-fresco dining and entertaining. There is also an outside tap, lighting and courtesy door to the detached garage.

Garage & Parking

The driveway is located to the side of the property and offers off road parking for approximately three cars and leads to the detached garage which has an up and over door, eaves storage and power and lighting fitted.

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.

Annual Ground Rent Charge: £196

Viewings

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



Paul Mason Associates

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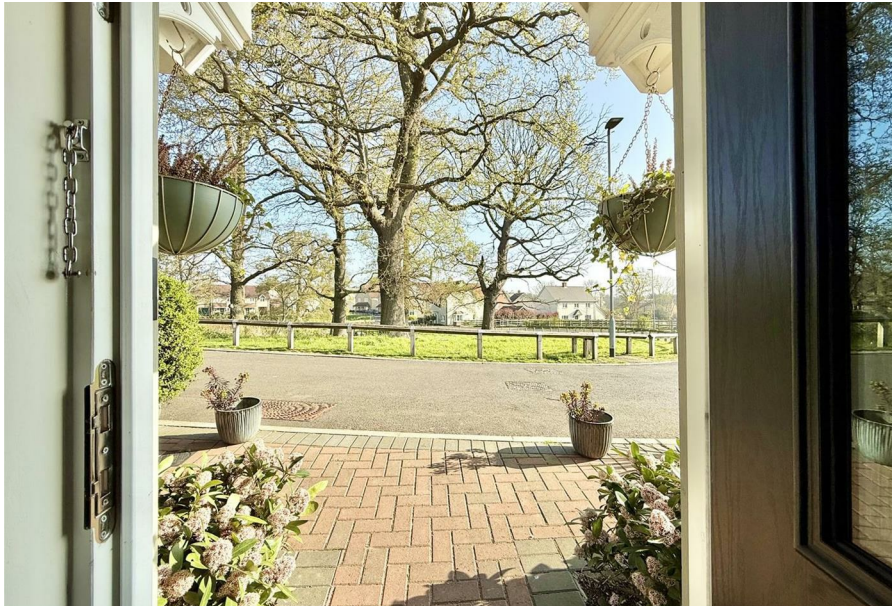
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Paul Mason Associates Limited Registered in England Number - 6767946
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