

Paul Mason Associates



Ingelrica Avenue, Hatfield Peverel, Essex, CM3 2RW  
Guide Price £525,000 - £550,000



- Sought after cul-de-sac within short walking distance of Primary School
- Gas central heating and UPVC double glazed windows
- Three double bedrooms
- Modern family bathroom and ground floor cloakroom
- Open plan 24'10 x 22'6 kitchen/dining/family room
- Lounge & playroom/gym
- Off street parking
- Secluded rear garden
- Well presented throughout
- EPC - E

**Energy Efficiency Rating**

Rating	Current	Potential
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<b>Current Average</b>	<b>53</b>	
<b>Potential</b>		<b>77</b>

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<b>Current Average</b>	<b>44</b>	
<b>Potential</b>		<b>70</b>

\*\*\*Guide Price £525,000 - £550,000\*\*\*.....A splendid three bedroom detached family home which has been extended and much improved by the present owners to a high standard throughout, situated in a highly sought after cul-de-sac within short walking distance of the local Primary School. The feature of this well presented home must surely be the magnificent open plan 24'10 x 22'6 kitchen/dining/sitting room which backs onto the garden and is ideal for entertaining and the growing family. An internal viewing is highly recommended to appreciate this wonderful property with the accommodation also offering three double bedrooms, modern family bathroom, ground floor cloakroom, lounge and playroom/study. Further features include gas central heating, UPVC double glazing, a secluded rear garden and off street parking.



**Approx. Gross Internal Floor Area 1679 sq. ft / 156.08 sq. m**  
Produced by Elements Property

## Distances

Hatfield Peverel Primary School  
- 0.1 miles

Hatfield Peverel Railway Station  
- 1.0 miles

A12 Southbound - 1.2 miles

A12 Northbound - 0.8 miles

Chelmsford City Centre - 7.5  
miles

All mileages are approximate.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Obscure UPVC part Glazed  
entrance door. Radiator. Stairs  
to first floor. Under stairs  
recess area. Tiled flooring.

#### Cloakroom

Obscured double glazed window  
to side. White suite comprising  
low level WC and vanity wash  
hand basin with tiled splash  
back. Tiled flooring.

#### Lounge

4.34m x 3.43m (14'2" x 11'3" )  
Double glazed window to front.  
Feature fireplace with fitted gas  
fire. Coved ceilings. Wall light  
points. Radiator.

#### Playroom/Gym

4.88m x 2.33m (16'0" x 7'7")  
Double glazed window to front.  
Inset spot lighting. Radiator.  
Access to loft area.

#### Open Plan Kitchen/Dining/Family Room

7.58m x 6.88m (24'10" x 22'6")  
Kitchen Area - Double glazed  
French doors to rear leading to  
garden and velux windows. A  
superb and extensively fitted  
kitchen with a range of units to  
base and eye level. Large  
island unit with fitted breakfast  
bar. Integrated dishwasher and  
washing machine. Space for  
cooker with stainless steel  
extractor hood over. Space for  
full height fridge/freezer. Part

tilled walls. American White Oak  
flooring. Inset spot lighting.  
Radiator.

Sitting Area - Double glazed  
French doors to rear leading to  
garden and velux windows. TV  
point. American White Oak  
flooring. Radiator.

Dining Area - American White  
Oak flooring. Radiator. Inset  
spot lighting.

### FIRST FLOOR

#### Bedroom One

4.35m x 4.00m (14'3" x 13'1")  
Double glazed window to front.  
Coved ceiling. Radiator.  
Bespoke fitted wardrobes and  
units.

#### Bedroom Two

4.22m x 2.44m (13'10" x 8'0")  
Double glazed window to front.  
Coved ceiling. Radiator.  
Bespoke fitted wardrobes and  
units. Built in bulkhead Storage

cupboard.

### Bedroom Three

4.06m x 2.62m (13'3" x 8'7")

Double glazed window to rear.

Radiator. Bespoke fitted wardrobes and units. Coved ceiling.

### Family Bathroom

Obscured double glazed window to rear. A modern white suite comprising 'P' shaped panelled bath with mixer taps and shower attachment with fitted glass shower screen. Low level WC with concealed cistern and vanity wash hand basin with mixer taps. Fully tiled walls. Chrome effect heated towel rail. Inset spot lighting.

### Landing

Double glazed window to rear. Loft Access. Airing cupboard housing hot water cylinder. Stairs to ground floor.

### EXTERIOR

### Rear Garden

A secluded rear garden with lawned gardens and mature flowers, trees and shrubs. Paved patio area. Access to side. Shingle area to other side with timber framed shed to remain. Outside lighting. Fencing to boundaries.

### Front Garden

Driveway providing off street parking. Lawned gardens. Access to side.

### Services

Gas central heating. Mains water supply and drainage.

### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates on 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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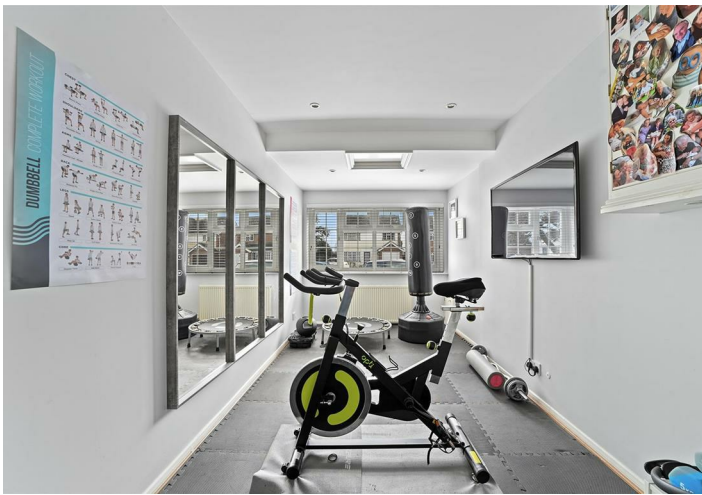
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