

Paul Mason Associates

Hopkins Mead, Chelmer Village, Essex, CM2 6SS
Guide price £595,000

- Four Bedroom Detached Family Home
- Wonderful 9m Modern Fitted Kitchen / Dining Room Overlooking Garden
- En-Suite To Master Bedroom
- Lounge
- Snug
- Study / Teenager Lounge
- Well Stocked Private Rear Garden
- Quiet Cul-de-Sac Location
- Internal Inspection Highly Advised
- Easy Access To Chelmsford City Centre

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		68	78
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			

****Complete Chain Above**** Gary Townsend at Paul Mason Associates offers an immaculate four bedroom detached property positioned at the end of a quiet cul-de-sac in the popular area of Chelmer Village. A particular feature of the property is the large, modern fitted Kitchen / Dining Room which spans the rear of the property and opens out the landscaped rear garden. There are three further reception rooms to the ground floor plus cloakroom. The first floor offers an en-suite to the master bedroom, and the three further bedrooms are serviced via the family bathroom.

Hopkins Mead will benefit from the opening of the new Beaulieu Park Train Station, and is also within easy access of multiple bus stops and convenient for the local Asda supermarket, the Village Square, Chelmer Village Green and Chelmer Village Retail Park and is well positioned for The Outstanding Chancellor Park Primary School.

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DISTANCES

Chelmsford Station: 2.5 miles
Beaulieu Park Station: 3.1 miles
A12: 2.5 miles
Stansted Airport: 19 miles
Chelmsford Grammar Schools: 2.5 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator with cover, Amtico flooring and coved ceiling with smoke detector fitted.

Lounge

4.73m x 3.01m (15'6" x 9'10")
Double glazed window to front with fitted shutters, feature fireplace, carpet to floor and smooth coved ceiling. Open to Snug.

Snug

3.42m x 3.41m (11'2" x 11'2")
Double glazed windows to front and side with fitted shutters, radiator, carpet to floor and smooth coved ceiling. French doors to side patio and door to Kitchen.

Kitchen / Dining Room

9.05m x 3.23m (29'8" x 10'7")
A wonderful fitted kitchen with a range of modern shaker style base and wall units with granite work surface incorporating a one and a half bowl sink with central mixer tap, built-in electric double oven with gas hob and extractor over, integrated fridge/freezer and dishwasher, breakfast bar overlooking the rear garden, radiator with cover, Amtico flooring and smooth ceiling with

sunken spotlights. French door and rear door to garden. Glazed double doors to Study / Teenager Lounge.

Study / Teenager Lounge

4.81m x 3.01m (15'9" x 9'10")
Entered via glazed double doors, double glazed window to front with fitted shutters, radiator, Amtico flooring and smooth coved ceiling.

Cloakroom

LLWC, wash hand basin with tiled splashback, radiator, access to under stairs storage housing tumble dryer, radiator and tiled flooring.

FIRST FLOOR

Landing

Double glazed window to side, airing cupboard, carpet to floor and coved ceiling with loft hatch.

Bedroom One

4.33m x 3.68m (max) (14'2" x 12'0" (max))
Double glazed window to front with fitted shutters, range of built-in wardrobes, radiator, carpet to floor and coved ceiling.

Bedroom One En-Suite

Opaque double glazed window to side, shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, radiator, tiled flooring and textured ceiling.

Bedroom Two

3.99m x 2.47m (13'1" x 8'1")
Double glazed window to front with fitted shutters, radiator, carpet to floor and coved ceiling.

Bedroom Three

3.37m x 2.46m (11'0" x 8'0")
Double glazed window to rear, radiator, carpet to floor and coved ceiling.

Bedroom Four

2.34m x 2.27m (7'8" x 7'5")
Double glazed window to rear, radiator, carpet to floor and coved ceiling.

Family Bathroom

Opaque double glazed window to rear, fully tiled, panelled bath with central mixer taps and electric shower over, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tiled flooring and textured ceiling.

EXTERIOR

Driveway & Parking

The property offers off road parking for two vehicles.

Rear Garden

A particular feature of the property is the private rear garden which has an abundance of mature planting and offers a peaceful area to relax. The garden commences with a patio area that can be accessed by both the kitchen and dining areas and leads you to a level lawn with well stocked borders. The patio wraps around the property where a small private area is positioned off the Snug, which in turn continues to a useful storage area with access gate to front.

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.

Viewings

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



Paul Mason Associates

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