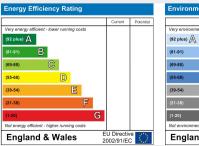
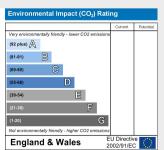


- Three / Four Bedroom Detached Family
   Home Adjoining Farmland
- Formal Lounge
- Kitchen / Dining Room Plus Utility
- Conservatory
- Ground Floor Shower Room Plus First Floor Bathroom
- Rear Garden Adjoining Farmland With Far Reaching Views
- Parking For Numerous Vehicles
- Walking Distance Of All Village Amenities
- Scope To Extend Further (STPC)
- Easy Access To Ingatestone &
   Chelmsford Train Stations, Plus A12 &
   A414 Road Links





(COMPLETE ONWARD CHAIN) Gary Townsend at Paul Mason Associates offers this flexible, three/four bedroom detached family home on the fringe of Writtle village adjoining open farmland. The ground floor consists of a formal lounge, kitchen / dining room plus utility, conservatory, plus a ground floor bedroom and shower room which could also be used as a family room. The first floor offers three bedrooms and a family bathroom. Externally, the gardens provide wonderful far reaching views over open farmland and there is also parking for numerous vehicles.

The property is positioned within walking distance of all the village amenities, including pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also offers delightful countryside walks as well as the neighbouring Hylands Park. Chelmsford City is in close proximity for further shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.



#### DISTANCES

Chelmsford Station: 3.5 miles Ingatestone Station: 6.0 miles

A12: 4 miles M25: 13 miles

Stansted Airport: 18 miles (All distances are approximate)

### **ACCOMMODATION**

### **GROUND FLOOR**

## **Entrance Lobby**

Double glazed windows to front, tiled flooring and smooth ceiling with sunken spotlights.

## Hallway

Stairs to first floor, radiator, wood flooring and coved ceiling.

## Lounge

4.10m x 3.31m (13'5" x 10'10")

Double glazed window to front, feature gas fireplace with granite hearth, radiator, wooden flooring and coved ceiling.

## Kitchen / Dining Room

6.56m x 2.86m (21'6" x 9'4")
Double glazed windows to
conservatory, range of base and wall
units with quartz work surface
incorporating a ceramic one and half
bowl sink drainer unit with central
mixer tap, built-in electric double
oven with electric hob and extractor
over, space for an American
fridge/freezer, dishwasher and
microwave, radiator, wooden flooring
and smooth coved ceiling. French
doors to Conservatory and door to
Utility.

### Conservatory

6.58m x 3.37m (21'7" x 11'0")
Built of part brick and part uPVC construction with polycarbonate roof and double glazed windows overlooking the gardens and fields beyond, tiled flooring and French doors to the rear garden.

### **Utility Room**

2.40m x 1.85m (7'10" x 6'0")

Double glazed windows to front to side, space for washing machine, tiled flooring and door to side and Shower Room.

### **Shower Room**

Opaque window to rear, single shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tiled flooring and smooth ceiling.

## Bedroom Four / Family Room

3.58m x 2.53m (11'8" x 8'3")
Double glazed windows to front,
electric wall heater, carpet to floor
and smooth ceiling with sunken
spotlights. Door to Dressing Room.,

## **Dressing Room**

Space for chest of drawers and hanging rails.

### FIRST FLOOR

## Landing

#### **Bedroom One**

3.43m x 3.26m (11'3" x 10'8") Double glazed window to front, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

### **Bedroom Two**

3.20m x 2.41m (10'5" x 7'10")

Double glazed window to rear, range

of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

#### **Bedroom Three**

3.27m x 2.04m (10'8" x 6'8")

Double glazed windows to front, built-in cupboard, radiator, carpet to floor and smooth ceiling.

## **Family Bathroom**

Two opaque double glazed windows to rear, panelled bath with central mixer tap and shower attachment over, pedestal wash hand basin, heated towel rail, laminate flooring and smooth ceiling.

### **EXTERIOR**

#### Front & Rear Gardens

The front and rear gardens have mature hedging to one side plus an array of trees and plants throughout the plot. The rear garden can be accessed from the conservatory and commences with a patio area that leads you to a level lawn which opens to wonderful views across open farmland. A raised decked area has also been situated at the rear of the garden which enjoys beautiful sunsets throughout the year. There is also external power and lighting, plus access gate to side.

## **Driveway & Parking**

The front of the property is screened by a mature hedgerow and offers private parking for numerous vehicles.

## **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.













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Bruce House 17 The Street Hatfield Peverel Chelmsford CM3 2DP

T: 01245 382 555

# Sales | Lettings | Development | Investment

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