



27 Priory Farm Road, Nounsley, Hatfield Peverel , CM3 2NJ
O.I.E.O £400,000

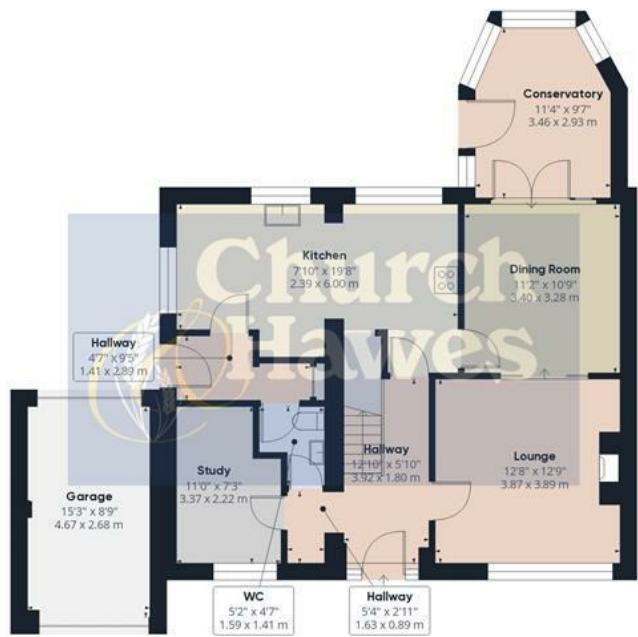
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £400,000 - £425,000!! BEING SOLD VIA INVITATION TO TENDER WITH OPEN HOUSE EVENTS (Saturday 8th February 12 noon - 1pm and Saturday 15th February between 12 noon - 1pm, Tenders to be received no later than Wednesday 19th February at 12 noon, PLEASE CALL TO BOOK YOUR SLOT) Nestled in the charming village of Hatfield Peverel, this semi-detached house backing onto farmland that is in need of refurbishment and is approx 1.8 miles from Hatfield Peverel railway station and approx 8 miles from the City of Chelmsford. Local infant and primary schools are approx 1.1 miles. The property offers a delightful blend of space and comfort. With approximately 1,621 square feet of accommodation, this property is perfect for families seeking a serene yet convenient lifestyle.

The house offers Solar panels (see note) and five generously sized bedrooms, providing ample space for relaxation and privacy. The three reception rooms are versatile, allowing for a variety of uses, whether it be a formal dining area, a cosy lounge, or a playroom for the children. The large kitchen offers plenty of room for culinary creativity and family gatherings. One of the standout features of this property is the expansive 110 foot/34 meters rear garden, which backs onto picturesque farmland. This tranquil outdoor space is ideal for entertaining, gardening, or simply enjoying the beauty of nature. The garden provides a perfect retreat for both children and adults alike. Located in a peaceful setting, yet within easy reach of local amenities, this home offers the best of both worlds. Nounsley is a convenient base for commuting while still providing a sense of community and charm. EPC C. Council Tax Band E.



Floor 0 Building 1



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Approximate total area⁽¹⁾
1620.82 ft²
150.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Main Bedroom 11'2 x 10'10 (3.40m x 3.30m)

Pvc double glazed window, radiator.

Bedroom 2 12'10 x 10'10 (3.91m x 3.30m)

Pvc double glazed window to rear with impressive farmland views, radiator.

Bedroom 3 11'1 x 10'8 (3.38m x 3.25m)

Double glazed window, radiator.

Bedroom 4 12'11 x 7'1 (3.94m x 2.16m)

Double glazed window, radiator.

Bedroom 5 9'4 x 7'10 (2.84m x 2.39m)

Pvc double glazed window, radiator.

Bathroom

Pvc double glazed window, radiator. Bath with shower attachment and wash hand basin.

Shower Room

Shower cubicle with shower system.

Wc

Double glazed window, two piece suite with wc and wash hand basin.

Landing

Access to both lofts with loft ladders. Stairs down to.

Entrance Hall

Entrance door with full length windows to either side, radiator, under stairs cupboard, coat and hat rack.

Cloakroom

Two piece white suite comprising of wc and wash hand basin. Door to rear lobby.

Study 11'0 x 7'3 (3.35m x 2.21m)

Double glazed box bay window to front, radiator.

Lounge 12'9 x 12'8 (3.89m x 3.86m)

Pvc double glazed window, radiator. Feature for surround with fire grate.

Dining Room 11'2 x 10'9 (3.40m x 3.28m)

Radiator, double doors to conservatory.

Conservatory 11'4 x 9'7 (3.45m x 2.92m)

Part glazed windows with poly carbonate roof and door to rear garden.

Kitchen 19'8 x 7'10 (5.99m x 2.39m)

Pvc double glazed windows to rear and double glazed window to side, radiator. Selection of base cabinets with space for various appliances. Double sink and drainer unit.

Side Lobby

Storage cupboard, door to cloakroom and door to side.

Rear Garden 112'6" (34.3)

Mainly lawned with shrub and flower borders and some bushes. Brick built workshop/shed. Two further sheds.

Frontage

Parking on driveway leading to garage.

Garage 15'3 x 8'9 (4.65m x 2.67m)

Up and over doors to the front and rear allowing access to the rear gardens for large items. Oil boiler. Power and lighting.

Solar Panels

There are 16 Solar panels that provide some free electricity and Feed in Tariff Payments of approx £3,000 per annum (Please ensure that this is checked by your Solicitor/Conveyancer) via EON (This information has been provided by the vendor)

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

