

Paul Mason Associates



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

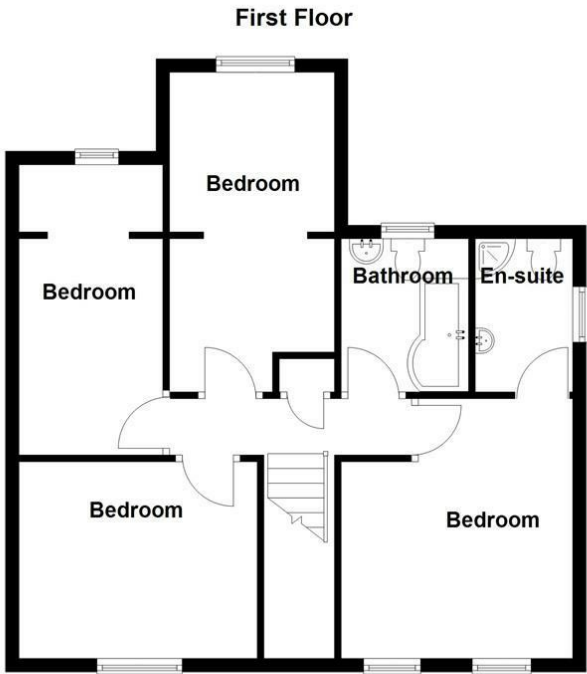
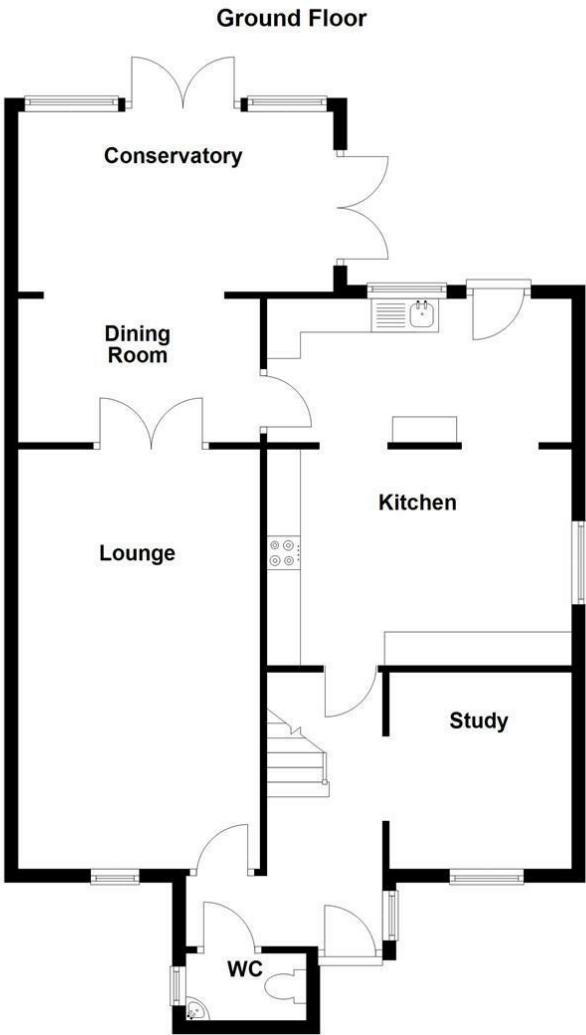
- NO ONWARD CHAIN
- Detached Family Home
- Four Double Bedrooms
- Three Reception Rooms
- En-Suite to Bedroom One
- Landscaped Low Maintenance Rear Garden
- Double Length Garage and Two Electric Car Charging Points
- Kitchen/Dining Room
- Ground Floor WC and First Floor Bathroom
- EPC - C

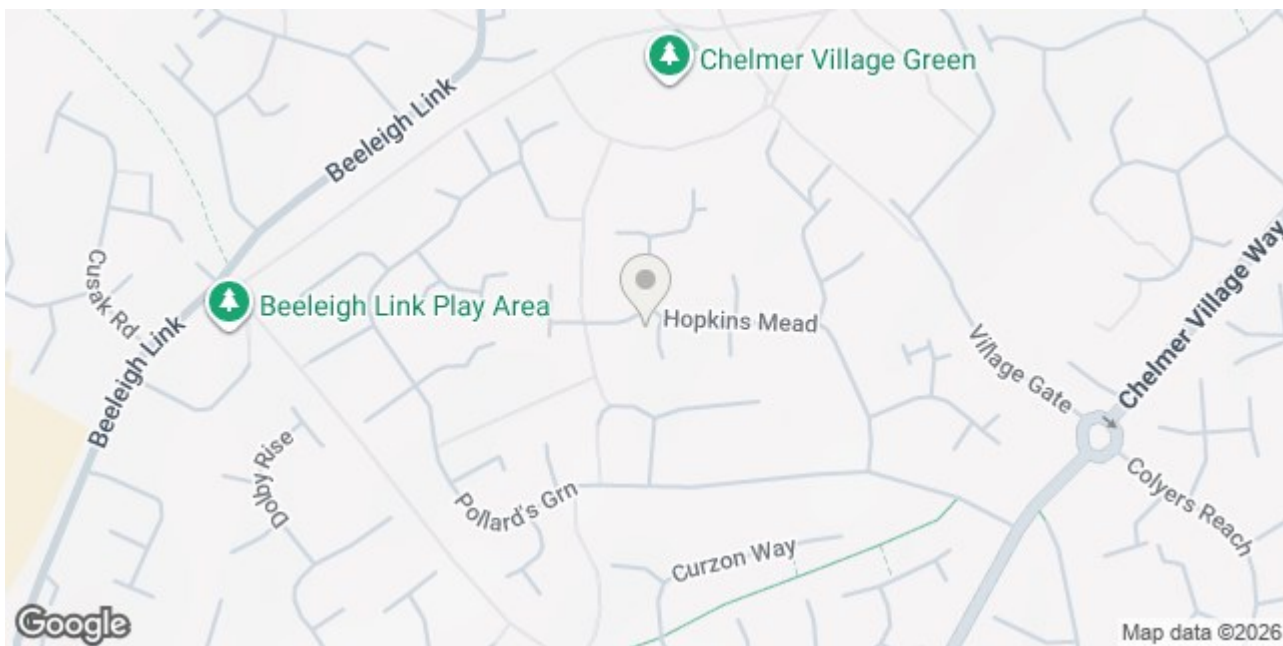
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs Very environmentally friendly - lower CO₂ emissions (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 CO₂ emissions			
79	80		
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Situated on a corner plot on a quiet cul-de-sac in Chelmer Village, this well presented four bedroom detached house boasts spacious accommodation throughout. The property is conveniently located close to open meadows and the river Chelmer offering wonderful walks along The Chelmer and Blackwater Canal.

Commencing with an entrance hall, the ground floor comprises of three reception rooms, currently used as a study, lounge with French doors leading to the dining room and the addition of a conservatory to the rear. The ground floor also benefits from a fitted kitchen and a cloakroom. To the first floor, the landing provides access to the family bathroom suite and four double bedrooms with bedroom one having the luxury of an en-suite shower room.

Externally the property has the convenience of off-road parking as well as a double length garage with an electric roller door. The property also benefits from two electric car charging points. To the rear, the south facing landscaped walled garden is mostly laid with artificial lawn and has a ceramic tiled seating area with boasts a retractable roof over. Viewing comes highly recommended to appreciate the property on offer.





Location

The property is located within walking distance to two good infant and junior schools, as well as secondary schools with a close by bus route available. In addition, only a short distance away is the church and village hall both offering play groups for younger aged children. There is a large supermarket nearby within a village square which also comprises doctors, optician, dentist, chemist and other shops, plus a village pub. The bus route from the property allows easy access to Chelmsford city centre and Broomfield Hospital, both are also available by designated cycle and footpaths. A short drive away is the A12 with good road links to the M25, London and the East Anglia region. There is easy access to both Chelmsford City Train Station and Beaulieu Park Train Station, the latter has recently opened and offers ample parking, both have direct route into London Liverpool Street Station.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge

6.11m x 3.62m (20'0" x 11'10")

Conservatory

4.99m x 2.83m (16'4" x 9'3")

Dining Room

3.64m x 2.33m (11'11" x 7'7")

Kitchen/Dining Room

5.57m x 4.66m (18'3" x 15'3")

Study

2.97m x 2.76m (9'8" x 9'0")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

3.88m x 3.70m (12'8" x 12'1")

En-Suite

Bedroom Two

3.67m x 2.95m (12'0" x 9'8")

Bathroom

Bedroom Three

4.84m x 2.58m (15'10" x 8'5")

Bedroom Four

4.46m x 2.28m (14'7" x 7'5")

EXTERIOR

Double Length Garage

9.67m x 2.50m (31'8" x 8'2")

Rear Garden

Frontage

Property Services

Gas - Mains

Electric - Mains (Solar Panels)

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Chelmsford

Triple Glazing

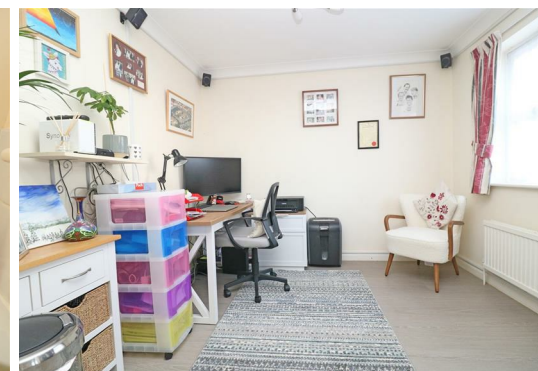
Viewings

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

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.



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