

Paul Mason Associates



Belfry Avenue, Hatfield Peverel, Essex, CM3 2GD
Guide price £625,000

- Spacious detached family home built in 2022 by David Wilson Homes
- Presented to an extremely high standard throughout
- Highly sought after private turning, overlooking a pleasant green to the front
- Four good size bedrooms
- Ensuite shower room, four piece family bathroom plus ground floor cloakroom
- Lounge with feature bay window and separate study
- Impressive 20'1 x 14'1 kitchen/dining room plus separate utility room
- Single garage plus driveway and additional parking space to front
- Just over half a mile from the train station and highly regarded Primary School
- EPC - B

Paul Mason Associates are delighted to offer for sale this stunning four bedroom detached family home within the popular Mortimer Place development, built by Messrs David Wilson Homes in 2022, in the sought after commuter village of Hatfield Peverel.

The property boasts ideal space for the growing family and is also positioned in a desirable private turning, with a splendid open aspect to the front overlooking a pleasant green. The property has been maintained to an extremely high specification throughout by the present sellers.

Internally, to the ground floor, the accommodation comprises a spacious reception hall, impressive 20'1 x 14'1 14'6 kitchen/dining room with integrated appliances and French doors leading to the garden, separate utility room, 17'9 x 12'2 lounge with bay window to front, useful study/playroom and cloakroom/WC.

To the first floor the property boasts four good size bedrooms with ensuite shower room to master bedroom plus four piece family bathroom.

To the outside there is a low maintenance enclosed rear garden with a paved patio and access to the side. There is also a single garage plus driveway providing off street parking for two/three cars, with further parking directly to the front.

The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the A12, Chelmsford City Centre and the nearby towns of Witham and Maldon.

An internal viewing is highly recommended to appreciate this wonderful family home.



Location.....

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Study

2.90m x 2.36m (9'6" x 7'8")

Lounge

5.42m x 3.72m (17'9" x 12'2")

Kitchen/Dining Room

6.14m x 4.30m (20'1" x 14'1")

Utility Room

FIRST FLOOR

Bedroom One

3.98m x 3.70m (13'0" x 12'1")

Ensuite Shower Room

Bedroom Two

4.38m x 3.01m (14'4" x 9'10")

Bedroom Three

4.08m x 2.92m (13'4" x 9'6")

Bedroom Four

3.14m x 3.05m max (10'3" x 10'0" max)

Family Bathroom

Landing

EXTERIOR

Garage

Driveway - Parking For Two/Three Cars

Additional Parking Space To Front

Rear Garden

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

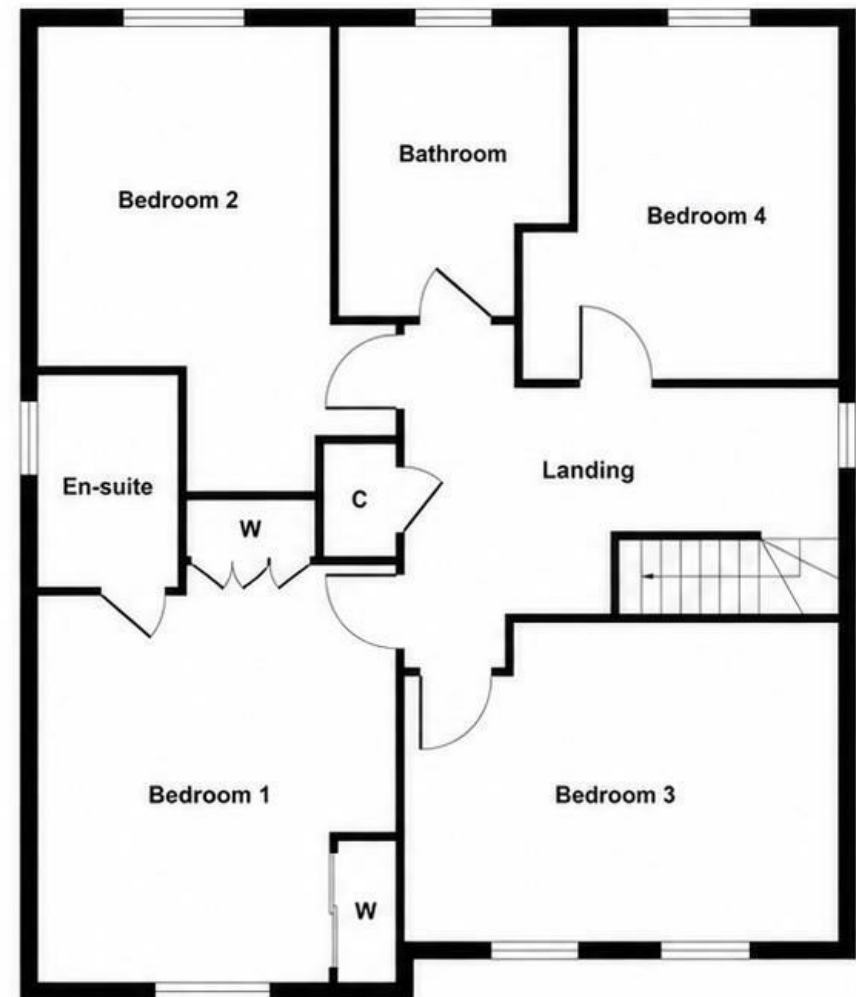
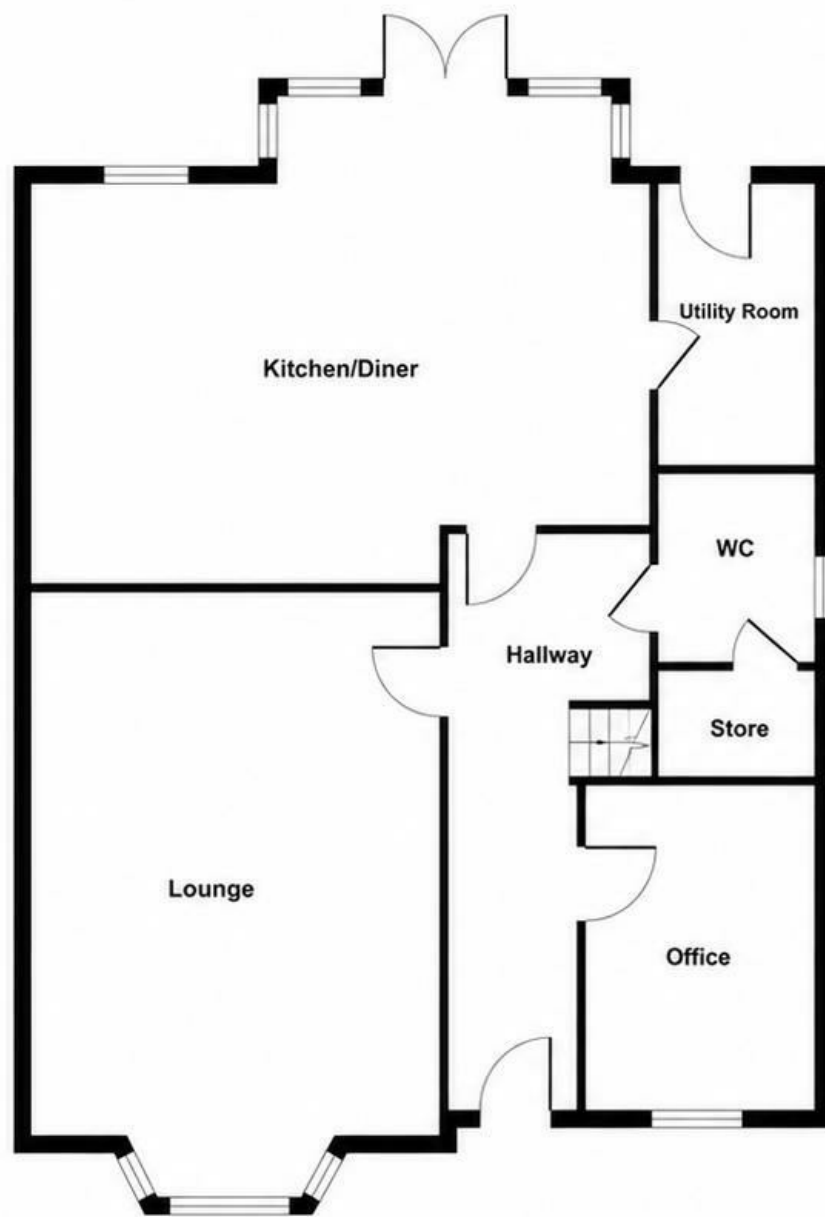
Local Authority - Braintree

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.





Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP

T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP

T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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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	85	93
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		
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Not environmentally friendly - higher CO ₂ emissions		
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