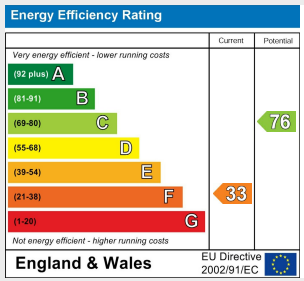
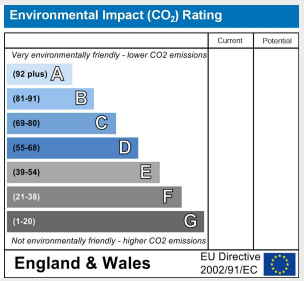
Paul Mason Associates

Sportsman Lane, Nounsley, Hatfield Peverel, Essex, CM3 2NP

Guide price £550,000

- Highly sought after semi rural location
- Large plot, approaching a third of an acre
- Three bedroom detached bungalow
- 25' x 11'10 lounge/dining room plus separate study
- 16'8 x 8'2 kitchen/breakfast room
- Ample scope to extend, subject to any required planning consent
- Large in and out driveway providing ample off street parking
- Easy access to the nearby train station and village amenities
- EPC - F





Situated in a highly sought after non estate location, within the extremely popular village of Nounsley on the outskirts of Hatfield Peverel, is this splendid detached bungalow boasting a wonderful plot approaching a third of an acre.

The property is ideally positioned approx 1.5 miles from Hatfield Peverel train station with direct links to London Liverpool Street and within short walking distance of open countryside, offering an array of amazing walks and also the nearby Recreational Park. There is also easy access to the A12, along with Maldon and Witham Towns and Chelmsford City Centre.

The bungalow offers ample scope to extend and improve, subject to any required planning consent, with nearby properties having extended both into the loft space and to the rear.

The current accommodation comprises three good size bedrooms, modern family bathroom, impressive dual aspect 25' x 11'10 lounge/dining room, a useful separate study and 16'8 x 8'2 fitted kitchen/breakfast room.

To the outside, the property boasts an expansive mature rear garden with various flowers, trees and shrubs. At the end of the garden is a garage, which is in poor condition, but could be replaced with something similar or an outbuilding, to suit a buyers own requirements. To the front there is a large in and out driveway providing ample off street parking.

An early viewing is strongly advised.

Location.....

The property is located in the delightful village of Nounsley on the outskirts of Hatfield Peverel, which is 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

Entrance Hall

Bedroom One
3.68m x 3.36m (12'0" x 11'0")

Bedroom Two
3.40m x 2.45m (11'1" x 8'0")

Bedroom Three
2.70m x 2.67m (8'10" x 8'9")

Lounge/Dining Room
7.63m x 3.63m (25'0" x 11'10")

Study
2.75m x 1.83m (9'0" x 6'0")

Kitchen/Breakfast Room
5.10m x 2.51m (16'8" x 8'2")

EXTERIOR - PLOT APPROACHING A THIRD OF AN ACRE

Ample Parking With In & Out Driveway

Rear Garden

Detached Garage - Located At The Rear

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Oil
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.

Kitchen
Reception /
Dining Room
Bedroom
Bedroom
Office
Bedroom

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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

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