

Paul Mason Associates



Bridge Street, Writtle, Chelmsford, CM1 3EX
Offers in excess of £900,000

- Detached Three Storey Family Home
- Five Double Bedrooms
- Master Bedroom With En-Suite
- Dual Aspect Lounge With French Doors To Patio & Garden
- Kitchen / Breakfast Room Plus Utility Room
- Study Plus Ground Floor Cloakroom
- Two Separate Garages
- Landscaped Rear Garden
- Located in The Heart Of Writtle Village, Close To All Amenities
- Internal Inspection Highly Advised

Gary Townsend at Paul Mason Associates offers a handsome and well-proportioned detached residence, ideally situated in the heart of Writtle. Featuring an attractive symmetrical façade, sash-style windows, and a striking red front door, the property offers well-balanced accommodation over three floors, perfectly suited to modern family living. Further benefits include two garages and a landscaped garden, all within easy reach of the village green and local amenities.

The historic village of Writtle, located to the South West of Chelmsford close to the Hylands Park & Estate, and is desired for its picturesque Green (complete with duck pond) and Norman church. It has a convenient selection of shops including a post office, a butcher's shop, tea rooms, plus a supermarket and other independent shops surrounding the Village Green. It also benefits from a range of highly regarded restaurants and pubs. There is a pre-school, a primary school and a senior school and it is also home to Writtle College; one of the UK's oldest and largest agricultural colleges.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	88		

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

DISTANCES

Chelmsford Station: 2.7 miles

Ingatestone Station: 5.6 miles

A12: 4.2 miles / M25: 13 miles

Stansted Airport: 17 miles

King Edward's Grammar School: 2.3 miles

Chelmsford County High School: 2.5 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

A welcoming and well-presented entrance hall featuring tiled flooring and a staircase rising to the first floor. Tastefully decorated with contemporary wall coverings, the space offers a bright first impression and provides access to the principal ground floor accommodation.

Kitchen / Breakfast Room

4.95m x 3.60m (16'2" x 11'9")

A stylish and spacious kitchen/dining room forming the heart of the home, designed with both everyday living and entertaining in mind. The kitchen is fitted with a comprehensive range of modern units and integrated appliances, complemented by ample work surfaces and a central island for additional preparation and storage. The dining area is well-defined yet open, providing generous space for a family-sized table and enjoying a pleasant outlook. Flooded with natural light, the room benefits from French doors opening directly onto the patio and landscaped rear garden, creating a seamless indoor-outdoor connection ideal for entertaining and al fresco dining.

Utility

1.98m x 1.70m (6'5" x 5'6")

A practical and well-appointed utility room fitted with a range of matching units and work surfaces, incorporating a sink and space for appliances. The room provides excellent additional storage and laundry facilities, with a door giving direct access to the rear garden.

Lounge

5.74m x 3.53m (18'9" x 11'6")

A generous dual-aspect lounge, filled with natural light and thoughtfully arranged for both relaxation and entertaining. The room features recessed ceiling lighting and a stylish décor, with French doors opening directly onto the patio and landscaped rear garden, creating an excellent connection between indoor and outdoor living.

Family Room / Study

3.31m x 2.44m (10'10" x 8'0")

A versatile family room/study enjoying a pleasant dual aspect, allowing for an abundance of natural light throughout the day. Well-proportioned and neatly presented, the space is ideally suited for use as a home office, playroom or additional reception room, offering flexibility to suit a variety of needs. The room provides a bright and comfortable working or living environment.

Cloakroom

Opaque double glazed window to rear, LLWC, integrated wash hand basin with tiled splashback, tiled flooring with underfloor heating and floor heating and smooth ceiling with sunken spotlights.

FIRST FLOOR

Landing

A spacious and light-filled dual aspect landing, enhanced by natural light from windows to both front and rear. Well presented with attractive flooring and stylish wall coverings, the area provides access to the first floor accommodation and offers a pleasant, open feel.

Bedroom One

3.53m x 3.53m (11'6" x 11'6")

Triple glazed window front plus window to the rear rear aspects provide excellent natural light while enhancing energy efficiency and sound insulation. The room is further complemented by a comprehensive range of built-in wardrobes offering generous storage. Additional features include a radiator, fitted carpet, and a smooth ceiling, all contributing to a comfortable and well-presented space.

Bedroom One En-Suite

An opaque double glazed window to the rear provides natural light while maintaining privacy. The suite comprises a contemporary double shower, low level WC and an inset wash hand basin with tiled splashback, all complemented by a heated towel rail and shaver point. Finished with tiled flooring and a smooth ceiling incorporating recessed spotlights, creating a sleek and modern feel.

Bedroom Two

3.60 x 3.44m (11'9" x 11'3")

Double glazed windows to the rear aspect provide a pleasant outlook and excellent natural

light. The room is enhanced by a range of built-in wardrobes offering ample storage, while further features include a radiator, fitted carpet and a smooth ceiling, creating a comfortable and well-appointed space.

Bedroom Three

3.53m x 3.22m (11'6" x 10'6")

A well-proportioned third bedroom, enjoying a pleasant outlook with triple glazed window to the front aspect creating an abundance of natural light. Neatly presented and versatile in its use, the room is ideal as a guest bedroom, nursery or home office, with ample space for freestanding furniture. Finished with a fitted carpet and smooth ceiling, creating a comfortable and inviting environment.

Family Bathroom

A contemporary family bathroom fitted with a modern suite comprising a panel-enclosed bath with shower attachment and glass screen, low level WC, and pedestal wash hand basin. The room is finished with stylish tiled walls and flooring, complemented by a smooth ceiling with recessed spotlights. An opaque window to the side provides natural light while maintaining privacy, creating a well-appointed space.

SECOND FLOOR

Landing

Storage cupboard, carpet to floor and smooth ceiling.

Bedroom Four

4.42m x 3.32m (14'6" x 10'10")

A bright and characterful bedroom set within the roof space, featuring a vaulted ceiling and enjoying natural light from both a dormer-style window and a skylight. Well-proportioned, the room offers ample space for bedroom furniture and benefits from a pleasant, airy feel. Finished with fitted carpet and neutral décor, creating a comfortable and versatile living space.

Bedroom Five

3.59m x 3.32m (11'9" x 10'10")

Triple glazed window to the front aspect and a Velux window to the rear combine to provide excellent natural light and a bright, airy atmosphere. The room is further complemented by a radiator, fitted carpet and a smooth ceiling, creating a comfortable and inviting space which could be used for a variety of uses.

EXTERIOR

Front & Rear Gardens

The property is approached via a charming pathway set behind an iron gate, complemented by matching railings to either side, leading neatly to the front entrance and creating an attractive first impression. The rear garden is accessible from both the kitchen and lounge, beginning with a paved patio area, perfectly positioned for al-fresco dining and entertaining. Beyond, the garden extends to a level lawn, bordered by well-stocked beds featuring a variety of established trees, shrubs and planting, providing both colour and privacy. Further benefits include a useful storage shed and access gates to the side and rear, offering practicality alongside its appealing outdoor space.

Garaging

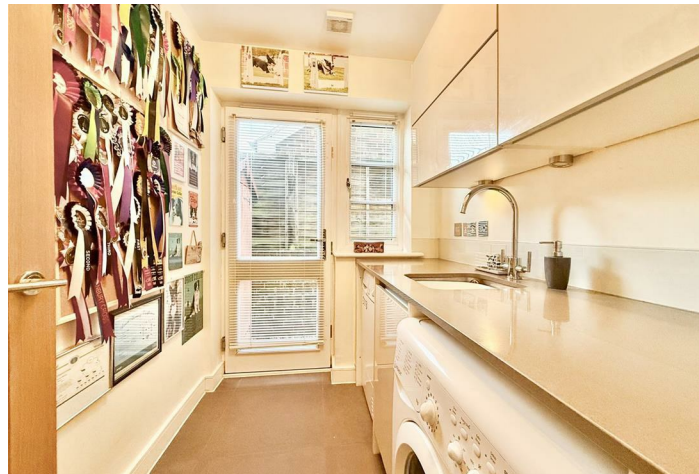
The property further benefits from two separate garages, both equipped with power and lighting and offering useful eaves storage. The garage positioned to the rear also features an EV charging point, adding a practical and future-ready element for modern living.

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.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



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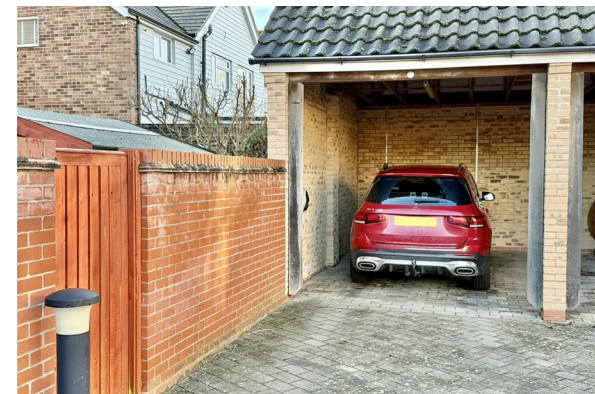
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