

Paul Mason Associates



Albemarle Link, Chelmsford Garden, Chelmsford, CM1 6AH

Guide price £950,000

- Six Bedroom Detached Family Home In Cul-de-Sac Location
- Spacious, Extended Kitchen / Dining / Garden Room
- Master Bedroom With Dressing Room & Newly Fitted En-Suite
- Formal Lounge With French Doors To Patio & Garden
- Separate Family Room & Study
- Ground Floor Cloakroom Plus Utility
- Three Further Bathroom / Shower Rooms
- Detached Double Garage & Electric Gated Driveway
- Landscaped Rear Garden With Covered Entertaining Area
- Internal Inspection Highly Advised To Fully Appreciate

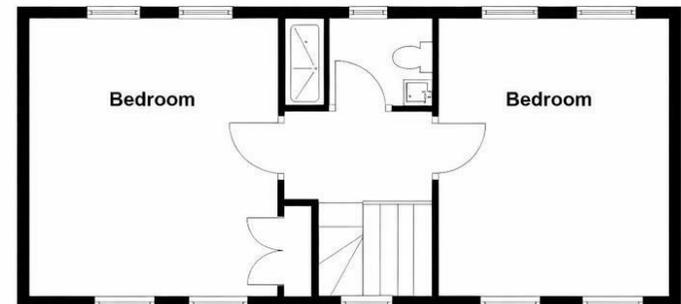
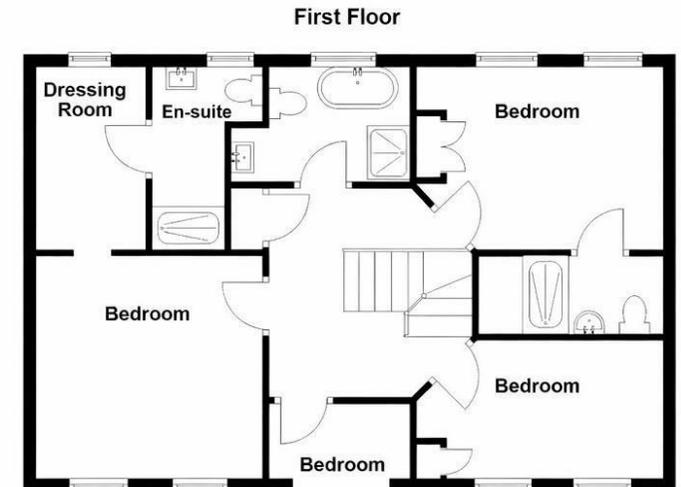
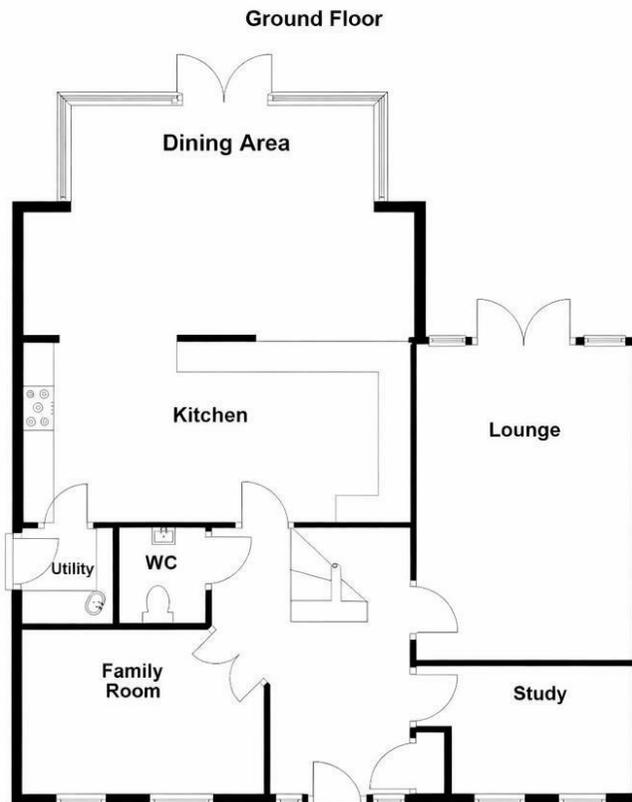
Gary Townsend at Paul Mason Associates offers an impressive six-bedroom, three-storey detached family home offering substantial and versatile accommodation, ideally suited to modern family living. Positioned in a quiet cul-de-sac location, the property benefits from a large, electric gated driveway leading to a double garage, providing ample off-street parking. To the rear, a beautifully maintained garden features a well-kept lawn and a spacious patio area, perfect for outdoor entertaining. A standout feature is the extended kitchen / garden room, flooded with natural light and seamlessly connecting the indoor and outdoor spaces.

Internally, the home is arranged over three floors, offering flexible living throughout. The ground floor is ideal for both family life and entertaining, with multiple reception areas and a superb kitchen/dining space forming the heart of the home. The upper floors provide six well-proportioned bedrooms, including a luxurious principal suite, alongside multiple bathrooms to comfortably accommodate a growing family or guests.

Positioned within a desirable residential setting, this substantial home combines space, practicality, and modern family appeal, with excellent access to local amenities, schools, and transport links.

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

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



## ACCOMMODATION

### DISTANCES

Chelmsford Main Station: 2.75 miles  
Chelmsford Beaulieu Station: 1 miles  
King Edward VI Grammar School: 2.75 miles  
Chelmsford County High School: 2.75 miles  
Beaulieu Park Schools: 0.5 miles  
New Hall School: 1 miles  
A12: 1.5 miles  
Stansted Airport: 17 miles  
(All distances are approximate)

### GROUND FLOOR

#### Entrance Hall

A generous and inviting entrance hall featuring a turned staircase to the first floor with fitted carpet, coat cupboard, Karndean flooring and a smooth coved ceiling. Well-lit and spacious, with doors leading to the main reception rooms, creating a practical and welcoming central hub to the home.

#### Lounge

5.07m x 3.44m (16'7" x 11'3")  
Stylish and beautifully presented lounge featuring a striking fireplace with decorative surround, deep-toned feature walls and plenty of natural light from the glazed French doors opening to the garden. Generous in size, the room offers an inviting space for both relaxing and entertaining, complemented by soft neutral carpeting and a contemporary finish throughout.

#### Family Room

4.13m x 2.63m (13'6" x 8'7")  
Entered via glazed double doors, a versatile family room offering a comfortable and well-proportioned space, ideal for both relaxation and working from home. Featuring stylish dark-toned walls, ample natural light from dual windows with shutters.

#### Study

2.83m x 1.98m (9'3" x 6'5")  
Bright and well-appointed study, ideal for home working, featuring two windows with plantation shutters allowing for excellent natural light. The room offers a practical layout for a dedicated workspace, creating a comfortable environment.

#### Kitchen / Dining / Garden Room

7.58m x 6.32m (24'10" x 20'8")  
A spacious and beautifully designed kitchen, featuring a comprehensive range of fitted

cabinetry and generous quartz worktop space. The layout flows seamlessly into a bright dining area, enhanced by a large roof lantern and French doors, creating a light-filled, open-plan hub ideal for modern family living and entertaining. Finished with tiled flooring and integrated appliances, the space combines practicality with contemporary style. There is also a seating area for relaxation and everyday family living and entertaining.

#### Utility

A well-appointed utility room fitted with a range of base and wall-mounted units providing ample storage. The room benefits from work surface with an inset sink unit and space and plumbing for laundry appliances. Tiled flooring and door to side.

#### Cloakroom

LLWC, wash hand basin with tiled splashbacks, heated towel rail, extractor fan, tiled flooring and smooth ceiling.

### FIRST FLOOR

#### Landing

#### Master Bedroom

4.14m x 3.51m (13'6" x 11'6")  
Spacious and elegantly presented principal bedroom, offering a calm and inviting retreat. The room benefits from excellent natural light via two windows with shutters, complemented by soft neutral décor and generous proportions to accommodate a large bed and additional furnishings.

#### Dressing Room

Well-appointed dressing room providing excellent built-in storage with a range of fitted wardrobes and shelving. The space is complemented by a dedicated vanity area and natural light from the window, creating a practical yet stylish extension to the principal bedroom, with convenient access through to the en-suite.

#### En-Suite Shower Room

Stylish and contemporary en-suite shower room, beautifully finished with modern tiling and high-quality fittings. Comprising a walk-in shower, sleek vanity unit with wash hand basin, and concealed cistern WC, the space is enhanced by natural light and elegant detailing, creating a luxurious and well-appointed addition to the principal suite.

#### Bedroom Two

3.73m x 3.73m (12'2" x 12'2")  
A bright and well-proportioned bedroom featuring a large window that fills the room with natural light, complemented by neutral décor and soft carpeting. The space comfortably accommodates a double bed and bedside furniture, plus benefits from built-in wardrobes.

#### En-Suite Shower Room

Comprising a double width shower, LLWC, pedestal wash hand basin with tiled splashback and heated towel rail.

#### Bedroom Three

3.54m x 2.91m (11'7" x 9'6")  
A bright and well-proportioned bedroom featuring a large window that fills the room with natural light, complemented by neutral décor and soft carpeting. The space comfortably accommodates a double bed and bedside furniture and benefits from built-in wardrobes.

#### Bedroom Six

2.86m x 2.23m (9'4" x 7'3")  
A bright and flexible bedroom with window to front with fitted shutters, and benefits from built-in wardrobes.

#### Family Bathroom

Stylish and contemporary family bathroom, beautifully finished with modern tiling and high-quality fittings. Comprising a stylish Lusso freestanding bath with wall-mounted fixtures, sleek vanity unit with wash hand basin, and WC, the space is enhanced by natural light from a frosted window, creating a bright and luxurious environment ideal for relaxation.

### SECOND FLOOR

#### Landing

#### Bedroom Four

4.71m x 4.64m (15'5" x 15'2")  
Situated on the top floor, offering a bright and versatile layout with characterful sloping ceilings and multiple skylights providing excellent natural light. Generous proportions allow for both sleeping and study areas, making it an ideal bedroom for a teenager or guest suite, finished with soft carpeting and built-in wardrobes.

#### Bedroom Five

4.69m x 3.587m (15'4" x 11'9")  
Situated on the top floor, offering a bright and versatile layout with characterful sloping ceilings

and multiple skylights providing excellent natural light. Generous proportions allow for both sleeping and study areas, making it an ideal bedroom for a teenager or guest suite, finished with soft carpeting and built-in wardrobes.

#### Shower Room

Comprising a double width shower, LLWC, pedestal wash hand basin with tiled splashback and heated towel rail.

### EXTERIOR

#### Double Garage & Driveway

The generously proportioned driveway offers parking for numerous vehicles and leads to a detached double garage with power and lighting fitted with eaves storage, all set behind electric gates. There is also an EV charging point.

#### Gardens

The well-maintained rear garden, is predominantly laid to lawn and ideal for family use and outdoor entertaining. The space also features a stylish covered seating area/ pergola, perfect for al fresco dining, along with a patio adjoining the house for relaxation. Enclosed for privacy and enjoying a sunny aspect, the garden provides a wonderful extension of the living space.

#### 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.



Paul Mason Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

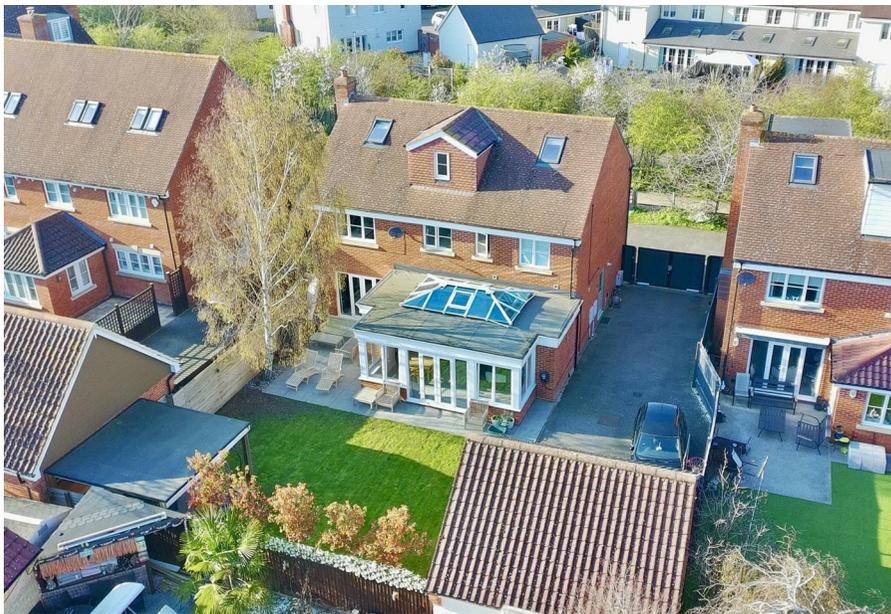
Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

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

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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

Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

