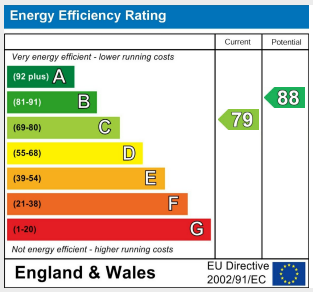
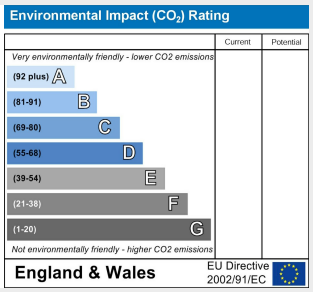

Paul Mason
Associates
Redwood Drive, Writtle, Chelmsford, CM1 3LY
Guide price £850,000

- Impressive Four Double Bedroom Detached Family Home
- Spacious Dual Aspect Lounge with Feature Fireplace
- Separate Dual Aspect Dining Room with Fitted Storage
- Well-Appointed Kitchen with Integrated Appliances
- En-Suite Shower Room and Adjoining Laundry Room, Plus Family Shower Room
- Beautifully Established and Private Rear Garden
- Extensive Patio Areas and Useful Timber Garden Building
- Attached Garage and Ample Off-Road Parking
- Situated On A Sought After Cul-de-Sac Within Walking Distance Of All Village Amenities
- Easy Access To Parks, Chelmsford City, Rail Links and A12





Gary Townsend at Paul Mason Associates offers an impressive and beautifully presented four double bedroom detached family home, offering spacious and versatile accommodation, an established rear garden, attached garage and ample off-road parking. The ground floor features a generous dual aspect lounge with feature fireplace and French doors to the garden, a separate dual aspect dining room, well-appointed kitchen and cloakroom.

Upstairs, four well-proportioned bedrooms include a spacious principal bedroom with fitted wardrobes, together with an en-suite shower room and adjoining laundry room to bedroom three. Outside, the delightful rear garden enjoys a good degree of privacy, with mature trees, attractive planting, extensive patio areas and a useful timber garden building. An ideal family home combining generous living space with character and charm, in a sought after location.

The quiet cul-de-sac of Redwood Drive is within walking distance of The Green and all the village amenities. Writtle offers a selection of pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also benefits from delightful countryside walks as well as the neighbouring Hylands House and Parkland. Chelmsford City is in close proximity for more extensive shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.



DISTANCES

Chelmsford Station: 3 miles
Ingatestone Station: 6 miles
Grammar Schools: 3 miles
A12: 4 miles
M25: 13 miles
Stansted Airport: 18 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

With radiator and door providing access to the reception hall.

Reception Hall

A welcoming and characterful entrance hall featuring a carpeted staircase with traditional white spindle balustrade, complemented by an attractive exposed brick feature wall. The hallway provides access to the kitchen and dining room, with useful built-in storage and neutral décor creating a bright, inviting introduction to the home.

Cloakroom

A charming and neatly presented cloakroom featuring a contemporary white WC and compact wash hand basin with chrome fittings. The room benefits from attractive painted panelling, a frosted window providing natural light and privacy, and warm terracotta floor tiles, creating a characterful and practical space.

Lounge

6.18m x 3.52 (20'3" x 11'6")

An impressive and generously proportioned dual aspect lounge, beautifully presented and enjoying excellent natural light from the front bay window and French doors opening directly onto the rear garden. The room features an attractive fireplace (suitable for an open fire) with an ornate surround with decorative tiled inserts creating an elegant focal point. With ample space for a variety of seating arrangements, recessed dimmable lighting and neutral décor, this welcoming room provides the perfect setting for both everyday family living and entertaining, all with the added benefit of underfloor heating.

Dining Room

3.82m x 3.21m (12'6" x 10'6")

A spacious and beautifully presented dual aspect dining room, enjoying plenty of natural light from two windows. The room comfortably accommodates a large family dining table, making it ideal for both everyday dining and entertaining guests. An attractive range of fitted Shaker-style cupboards and drawers provides excellent storage, complemented by wooden worktop, under-cabinet lighting and neutral décor. Traditional cottage-style doors with black ironmongery add character, while the room benefits from convenient access to both the entrance hall and kitchen.

Kitchen

4.10m x 2.90m (13'5" x 9'6")

A beautifully appointed and well-equipped kitchen featuring an extensive range of contemporary cream fronted wall and base units, complemented by attractive granite work surfaces and colourful tiled splashbacks and pelmet lighting. Integrated appliances include a double oven and induction hob, dishwasher, refrigerator, freezer, plus a one-and-a-half bowl stainless steel sink and drainer, with Franke 3 way hot tap appliance, positioned beneath the window overlooking the rear garden. Further features include a glazed-front drinks fridge, ample storage, Amtico flooring, recessed ceiling lighting and a characterful panelled ceiling. A stable-style door provides direct access to the rear garden, making this a practical and inviting space for everyday family living.

FIRST FLOOR

Landing

A bright and spacious first floor landing featuring a traditional white painted spindle balustrade overlooking the staircase below. Finished in neutral tones with fitted carpeting and recessed ceiling lights, the landing provides access to the first floor accommodation. A window allows natural light to filter through, creating a welcoming and airy feel and there is ladder access to a majority boarded loft space with power and lighting fitted..

Bedroom One

4.31m x 3.92m (max) (14'1" x 12'10" (max))

An impressive and generously proportioned principal bedroom, enjoying excellent natural light. Beautifully presented in neutral tones, the room offers ample space for a king-size bed and additional bedroom furniture including fitted wardrobes and a dressing table, making for a comfortable and relaxing retreat.

Family Shower Room

A spacious and well-appointed family shower room, fitted with a large walk-in shower enclosure, vanity wash hand basin, WC and bidet. The room is bright and airy, enhanced by a window to the side elevation providing natural light and ventilation, plus a heated towel rail.

Bedroom Two

3.53m x 3.43m (11'6" x 11'3")

A well presented double bedroom featuring a rear facing window providing natural light, fitted wardrobes with mirrored door and ample space for additional bedroom furniture.

Bedroom Three

3.24m x 2.80m (10'7" x 9'2")

A bright and well-presented double bedroom featuring a window to the rear elevation, providing plenty of natural light. Tastefully decorated in neutral tones, the room comfortably accommodates a double bed and benefits from fitted wardrobe and fitted side cabinet. Finished with fitted carpeting, this is a comfortable and versatile bedroom, equally suited to guests or family members. Door leading to the en-suite facility.

En-Suite

A spacious and well-appointed en-suite featuring a large glazed shower enclosure with chrome fittings, pedestal wash hand basin, WC and bidet. Attractive blue and white tiling complements the room, while a generous chrome heated towel rail and wide windows provide practicality and natural light. The room also benefits from a separate door providing convenient access to the adjoining laundry room.

Laundry Room

A practical and well-organised laundry room, conveniently accessed from the en-suite shower room. The room provides space for a washing machine and tumble dryer, together with shelving, worktop space and hanging rails for drying clothes. A large Velux roof window provides excellent natural light, while additional storage cupboards and the hot water cylinder complete this useful and functional space.

Bedroom Four

3.53m x 2.64m (max) (11'6" x 8'7" (max))

A bright and beautifully presented double bedroom, enjoying natural light from a front facing window. Tastefully decorated in neutral tones, the room features fitted carpeting, a built-in wardrobes and useful chest of drawers and vanity unit. Offering ample space for a double bed and additional furniture, this comfortable and versatile room is ideal for family members, guests or use as a home office.

EXTERIOR

Driveway & Garage

The property benefits from an attractive block-paved driveway providing off-road parking for multiple vehicles, together with access to the attached garage. The garage has feature garage entrance doors and offers useful additional storage or secure parking, plus courtesy door to the rear garden. (The garage also houses the boiler and underfloor heating manifolds). The generous driveway extends across the front of the property, complemented by established planting, creating an attractive and welcoming approach to the home.

Rear Garden

A beautifully established and generously proportioned south facing rear garden, enjoying a good degree of privacy and providing an ideal setting for outdoor relaxation, family activities and entertaining. Predominantly laid to lawn, the garden is complemented by attractive, well-stocked flower and shrub borders, mature trees and a variety of colourful seasonal planting.

An extensive brick-paved patio adjoining the house provides ample space for outdoor dining and seating, with additional York stone paved areas offering further places to relax and enjoy the garden. A charming timber garden building with glazed double doors provides useful storage or potential for a garden retreat, while the enclosed boundaries create an attractive and welcoming outdoor space. There is also outside lighting and exterior water tap with sink.

Other additions

The property also benefits from softened water throughout, and a fitted alarm system.

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

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