

Paul Mason Associates



Nounsley Road, Hatfield Peverel, Essex, CM3 2NF  
Guide Price £600,000 - £625,000

- Highly sought after location within Nounsley
- Four bedroom detached family home
- Ensuite shower room, family bathroom and ground floor cloakroom
- 21'1 x 10'10 lounge plus separate dining room
- Modern fitted kitchen plus utility room
- 28'10" x 13'0" > 9'4" family room
- Detached double garage
- Driveway providing off street parking to front and rear
- Well presented throughout
- EPC - TBC

\*\*\*Guide Price £600,000 - £625,000\*\*\* .....Paul Mason Associates are delighted to offer for sale this well presented spacious four bedroom detached family home, offering ideal space for the growing family.

The property is ideally positioned approx 1.6 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 Town Centre's and Chelmsford City Centre.

To the first floor, the generous accommodation comprises four good size bedrooms, ensuite shower room to master bedroom plus family bathroom. There is also access on the landing to a part boarded loft. To the ground floor the property boasts a dual aspect 21'1 x 10'10 lounge with a log burner, separate dining room and 28'10" x 13'0" > 9'4" family room, modern fitted kitchen, separate utility room and cloakroom/WC.

To the outside, there is a well maintained secluded rear garden with a door leading to a detached double garage and gate to a driveway providing off street parking. There is also further off street parking to the front of the property.

An early viewing is strongly advised to avoid disappointment.

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



### 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

#### GROUND FLOOR

##### Entrance Hall

##### Cloakroom

##### Lounge

6.44m x 3.32m (21'1" x 10'10" )

##### Dining Room

3.24m x 3.01m (10'7" x 9'10" )

##### Utility Room

##### Kitchen

3.29m x 3.24m (10'9" x 10'7" )

##### Family Room

8.80m x 3.98m > 2.85m (28'10" x 13'0" > 9'4" )

#### FIRST FLOOR

##### Bedroom One

3.26m x 3.05m + wardrobes (10'8" x 10'0" + wardrobes )

##### Ensuite Shower Room

##### Bedroom Two

3.36m x 3.18m (11'0" x 10'5" )

##### Bedroom Three

3.30m x 2.68m (10'9" x 8'9" )

##### Bedroom Four

3.05m x 2.39m (10'0" x 7'10" )

##### Family Bathroom

##### Landing

### EXTERIOR

#### Detached Double Garage & Driveway

5.29m x 5.23m (17'4" x 17'1" )

#### Rear Garden

#### Front Garden - Additional Parking Space

### Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Electric Boiler

Local Authority - Braintree

### Viewings

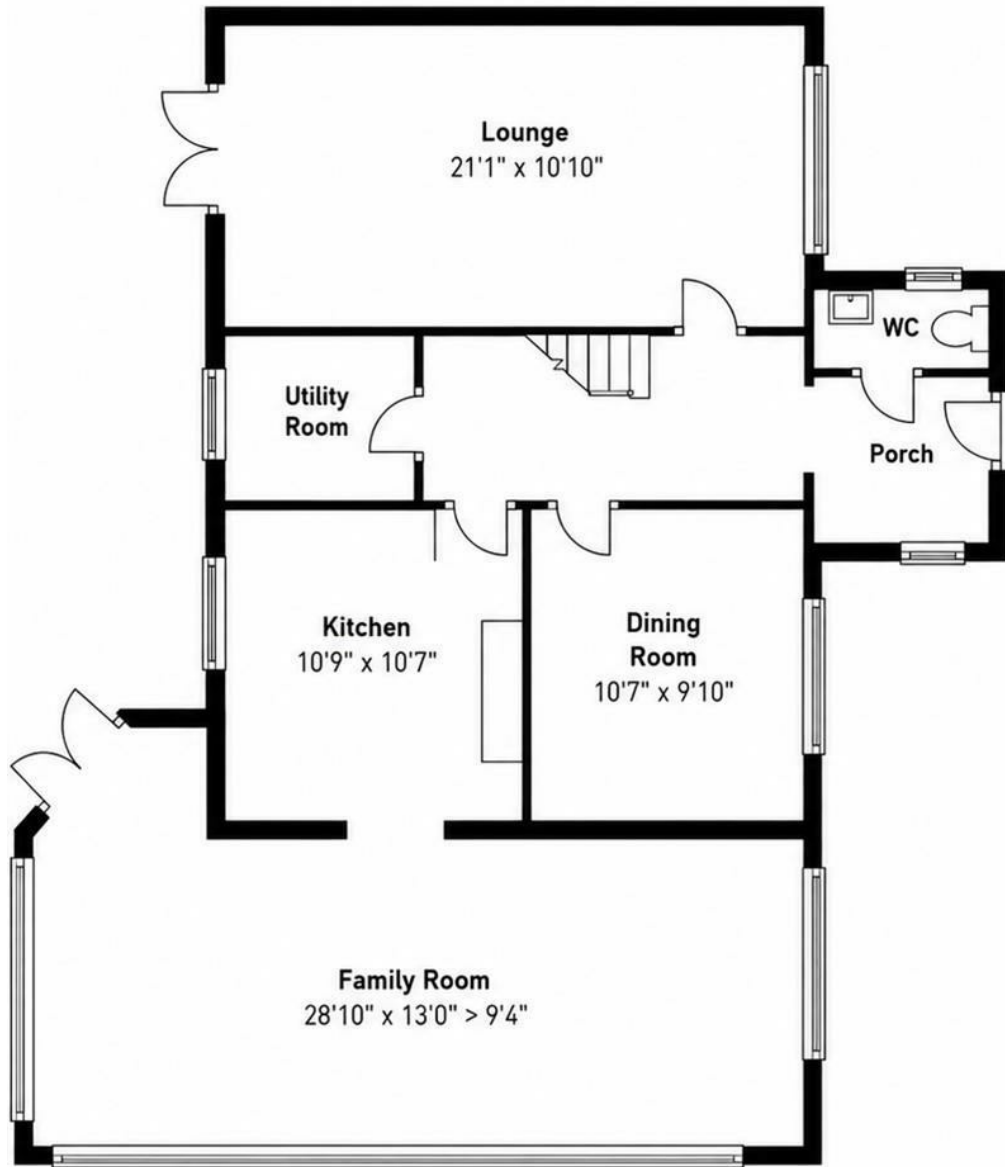
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### Important Notices

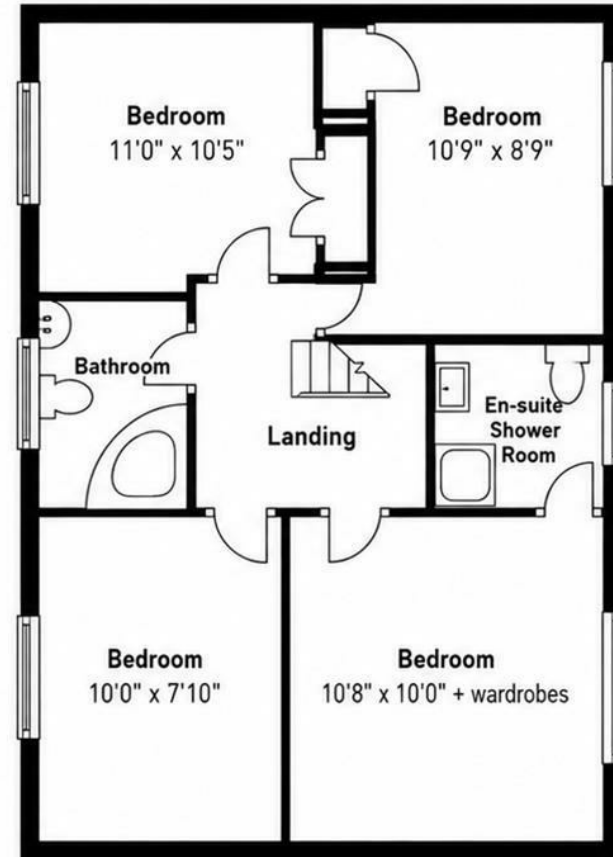
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

### Ground Floor



### First Floor





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