

Paul Mason Associates



Bury Lane, Hatfield Peverel, Essex, CM3 2DG

Guide Price £500,000 - £550,000

- No onward chain
- 0.5 miles to village train station
- Four good size bedrooms
- Modern family bathroom, en-suite shower room and ground floor cloakroom
- Three spacious reception rooms
- 20'4 x 9'10 kitchen/breakfast room plus utility room
- Secluded and well maintained rear garden
- Garage & ample off street parking
- Secluded rear garden
- EPC - C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>			<b>England &amp; Wales</b>
EU Directive 2002/91/EC			EU Directive 2002/91/EC

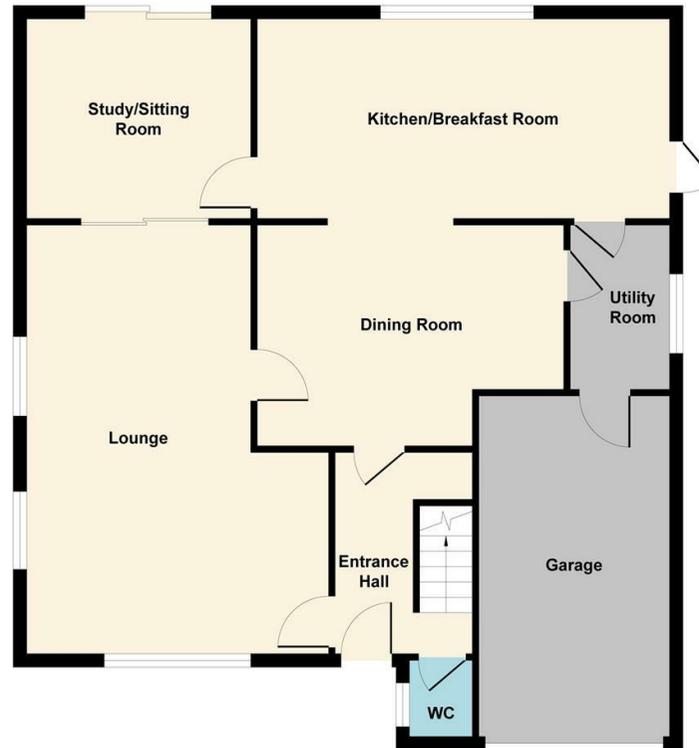
\*\*\*Guide Price £500,000 - £550,000\*\*\*.....Offered for sale with the benefit of no onward chain, is this four bedroom detached family home, conveniently positioned within short walking distance of the many village amenities and approx half a mile from the train station with direct links to London Liverpool Street. The property offers easy access to the A12 and the nearby towns of Maldon and Witham, with Chelmsford City centre being approx 7. miles away.

Internally the accommodation boasts well presented and spacious accommodation throughout which includes four good size bedrooms, modern en-suite shower room to master bedroom, modern first floor family bathroom and ground floor cloakroom, 20'6 x 14'4 lounge, separate sitting room, 14'8 x 10'8 dining room leading into the 20'4 x 9'10 kitchen/breakfast room and separate utility room.

Further features include a well maintained secluded rear garden, block paved driveway providing ample parking, garage with electric roller door, gas central heating and UPVC double glazed windows.

An internal viewing is highly recommended to fully appreciate this wonderful family home.

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Ground Floor

First Floor

## Distances

Hatfield Peverel Train Station - 0.5 miles

Hatfield Peverel Primary School - 0.9 miles

A12 Northbound - 0.5 miles

A12 Southbound - 0.4 miles

Chelmsford Town Centre - 6.9 miles

Stansted Airport - 21.7 miles

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Hall

UPVC double glazed entrance door. Stairs to first floor with under stairs recess. Coved ceiling.

#### Cloakroom

Obscure double glazed window to side. Suite comprising low level WC and wall mounted wash hand basin. Part tiled walls and coved ceiling.

#### Lounge

6.25 x 4.38 (20'6" x 14'4")

Double glazed window to front. Coved ceiling. Radiator. Open plan through to:-

#### Study/Sitting Room

3.10 x 3.27 (10'2" x 10'8")

Double glazed sliding patio doors to rear. Coved ceiling. Radiator.

#### Kitchen/Breakfast Room

6.20 x 3.00 (20'4" x 9'10")

Double glazed Window to rear and double glazed door to side. An extensive range of cream coloured unit fitted to eye and base level finished with laminate roll top work surfaces with tiled surround. Stainless steel sink unit with mixer taps. Built in oven with microwave above. Integrated hob with extractor hood over. Integrated dishwasher. Further island unit with fitted breakfast bar. Space for American style fridge/freezer. Inset spot lighting. Coved ceiling. Radiator. Open plan through to:-

#### Dining Room

4.49 x 3.26 (14'8" x 10'8")

Coved ceiling. Radiator.

#### Utility Room

2.47 x 1.74 (8'1" x 5'8")

Double glazed window to side. Laminate roll top work surfaces with space and plumbing for washing

machine and fridge and vent for tumble dryer. Wall mounted boiler. Tiled floor and door to garage.

### FIRST FLOOR

#### Bedroom One

4.98 x 2.98 (16'4" x 9'9")

Double glazed window to front. An extensive range of fitted wardrobes to one wall with overhead storage and bedside cabinets with space for double bed. Radiator. Coved ceiling. Door to:-

#### En-Suite

Obscure double glazed window to rear. Modern re-fitted suite comprising enclosed shower cubicle with tiled surround and fitted glass shower screen. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC. Tiled walls and flooring. Heated towel rail.

#### Bedroom Two

3.56 x 3.53 (11'8" x 11'6")

Double glazed window to front. Coved ceiling. Radiator.

### Bedroom Three

3.60 x 2.64 (11'9" x 8'7")

Double glazed window to rear. Built in double wardrobe with overhead storage. Coved ceiling. Dado rail. Radiator.

### Bedroom Four

2.61 x 2.27 (8'6" x 7'5")

Double glazed window to front. Coved ceiling. Bulkhead storage cupboard. Radiator.

### Family Bathroom

Obscure double glazed window to rear. Modern re-fitted suite comprising panelled bath with mixer taps and shower attachment. Vanity wash hand basin with mixer taps and storage cupboard below. Low level WC. Tiled walls and flooring. Heated towel rail.

### Landing

Stairs to ground floor. Coved ceiling. Access to loft.

## EXTERIOR

### Rear Garden

A secluded and well maintained rear garden commencing with a block paved patio area with Pergola.

Timber shed /summerhouse to the rear corner. Outside water tap. Remainder laid to lawn with various mature trees, conifers, flowers and shrubs. Courtesy gate to front.

### Front Garden

Block paved driveway providing ample off street parking and access to garage and entrance door. Outside water Tap. Dwarf brick wall to front and side boundaries.

### Garage

5.29 x 2.94 (17'4" x 9'7")

Electric roller door to front. Lighting and power connected.

### Services

Gas central heating, mains drainage and water.

### Viewings

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



Paul Mason Associates

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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