

Paul Mason Associates



Mayfield Road, Writtle, Chelmsford, CM1 3EJ

Guide price £875,000

- Four Double Bedroom Detached Family Home
- Extended & Developed To A High Standard Throughout
- Quiet Sought After No Through Road Within Walking Distance Of Village Green
- En-Suite To Master Bedroom
- Open Plan Kitchen / Dining / Family Area
- Separate Sitting Room
- Family bathroom Plus Ground Floor Shower Room
- Detached Garage With Potential For Home Office / Teenager Den
- Substantial Plot With Front & Rear Gardens
- Internal Inspection Highly Advised To Fully Appreciate Quality On Offer

| 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                     |  | 72      | 83        |
| England & Wales                             |  |         |           |

| 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>                                                |  |         |           |
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| (21-38) <b>F</b>                                                |  |         |           |
| (1-20) <b>G</b>                                                 |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |
| England & Wales                                                 |  |         |           |

Gary Townsend at Paul Mason Associates offers this delightful four double bedroom, detached property positioned on a sought after road in the heart of Writtle village. This flexible, well appointed property has been sympathetically extended to provide a spacious family home over two floors and which benefits from well proportioned front and rear gardens. There is also a detached garage which could be converted to a Home Office / Games Room if required.

The property is situated in 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 is also home to Writtle College; one of the UK's oldest and largest agricultural colleges.

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## DISTANCES

Chelmsford Station: 3.1 miles  
(Liverpool Street from 34 mins)  
Ingatstone Station: 7.5 miles  
(Liverpool Street from 29 mins)  
M25: 12.4 miles  
Stansted Airport: 17.1 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Lobby

Karndean flooring, smooth ceiling and glazed door to Reception Hall

#### Reception Hall

Stairs to first floor, radiator, Karndean flooring and smooth ceiling with sunken spotlights.

#### Sitting Room

5.41m x 2.98m (17'8" x 9'9")  
Window to front aspect overlooking the front garden, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Kitchen / Dining Area

6.93m x 3.29m (22'8" x 10'9")  
Double glazed windows to front and rear aspects, range of modern shaker style base and wall units with Corian work surfaces incorporating a one and a half bowl sink drainer unit with central mixer tap, built-in Miele electric ovens plus warming drawer, Miele induction hob with matching extractor hood over, integrated fridge/freezer and dishwasher, plus peninsula breakfast bar adjoins the dining area. Karndean flooring and smooth ceiling with sunken spotlights and open to Lounge Area.

#### Lounge Area

5.34m x 4.89m (17'6" x 16'0")  
Double glazed window to side plus a range of bi-fold doors opening to the rear patio, storage cupboard housing the security system, Karndean flooring with underfloor heating and smooth ceiling with sunken spotlights.

#### Utility

2.39m x 1.86m (7'10" x 6'1")  
Range of modern base and wall units with granite effect work surfaces incorporating a single bowl sink and drainer unit with central mixer tap, space for washing machine, wall mounted boiler, Karndean flooring and smooth ceiling with sunken spotlight and door to side.

#### Shower Room / WC

Two opaque double glazed windows to side, fully tiled, double shower, vanity wash hand basin with heated mirror unit over, LLWC, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

### FIRST FLOOR

#### Galleried Landing

Velux window to front, radiator, carpet to floor and smooth ceiling with sunken spotlights and loft hatch.

#### Bedroom One

4.35m x 4.29m (14'3" x 14'0")  
Double glazed window to rear aspect, range of built-in wardrobes with inner drawers and lighting fitted, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### En-Suite

Fully tiled, double shower, LLWC, vanity wash hand basin with heated mirror unit over, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

#### Bedroom Two

5.33m x 3.29m (17'5" x 10'9")  
Double glazed window to front, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom Three

4.66m x 3.25m (15'3" x 10'7")  
Double glazed window to front aspect, radiator, carpet flooring and smooth ceiling with sunken spotlights.

#### Bedroom Four

4.37m x 2.67m (14'4" x 8'9")  
Double glazed window to rear aspect, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Family Bathroom

Opaque double glazed window to side, 'P' shaped panelled bath plus electric shower over, LLWC, wash hand basin with heated mirror unit over, heated towel rail, extractor fan, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Driveway & Garage

The property is approached via a driveway with off road parking for numerous vehicles and provides access to a detached garage which has power and lighting fitted, eaves storage and up and over door, plus courtesy door and window to rear.

#### Front & Rear Gardens

The rear garden has been landscaped and commences with a patio area which can be accessed from the lounge, and adjoins the central lawn area which benefits from well stocked borders with an array of tree and flower planting. From here, you continue to a large gravelled low maintenance area with further tree and plant borders plus additional storage shed.

#### 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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