

Paul Mason Associates

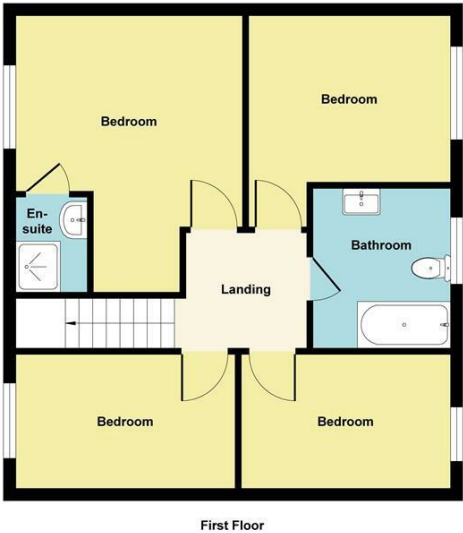


Ranulph Way, Hatfield Peverel, Essex, CM3 2RN
Guide Price £600,000 - £650,000

- Highly sought after turning, within short walking distance of the highly regarded St Andrew's Junior School
- Approx 1 mile from the train station with direct links to London Liverpool Street
- Five bedroom detached family home
- Family bathroom, ensuite shower room and re-fitted ground floor shower room
- Splendid open plan re-fitted kitchen/dining room
- Lounge and separate study
- Ground floor bedroom five, which could be used as a bedroom or additional living space
- Low maintenance South facing rear garden
- Block paved driveway providing ample off street parking
- EPC - D

Situated in a pleasant private location, within this highly sought after cul-de-sac in Hatfield Peverel, is this spacious and well presented five bedroom detached family home. The property offers spacious and flexible accommodation, providing ideal space for the growing family. To the first floor the property comprises four good size bedrooms, modern fitted ensuite shower room to master bedroom and family bathroom. The ground floor boasts an entrance porch leading through to a spacious hallway, 16' x 14'6 lounge, further double bedroom which could be used as living space if desired, splendid modern re-fitted kitchen/breakfast room leading through to a dining room, separate study and re-fitted shower room. The property also boasts a large recently laid block paved driveway providing ample off street parking and well maintained low maintenance South facing rear garden. The property is ideally positioned within short walking distance of the highly regarded St Andrew's Junior School, along with many other village amenities and also approx 1 mile from the train station with direct links to London Liverpool Street. INTERNAL VIEWING HIGHLY RECOMMENDED.

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

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

Location.....

The property is located in the delightful village of Hatfield Peverel, 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.

Distances

Hatfield Peverel Railway Station - 1 mile
A12 Northbound - 0.7 miles
A12 Southbound - 0.9 miles
St Andrews Primary School - 0.2 miles
Chelmsford Town Centre - 8 miles
London Stansted Airport - 22.2 miles

(All mileages are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

Part glazed entrance door. Windows to front and rear. Tiled Floor. Door to garage and door to:

Entrance Hall

Stairs to first floor. Built in cupboard. Coved ceiling.

Bedroom Five/Playroom

4.02m x 2.35m (13'2" x 7'8")
Double glazed window to front. Laminate flooring.

Lounge

4.88m x 4.43m (16'0" x 14'6")
Double glazed window to front. Coved ceiling. TV point. Glazed French doors to:-

Dining Room

4.31m x 2.40m (14'1" x 7'10")
Coved ceiling. Tiled floor. Utility area with fitted units to base and eye level and space for tumble dryer. Open plan through to kitchen.

Kitchen

3.91m x 3.69m (12'9" x 12'1")
Double glazed sliding patio doors to rear. 2 Velux windows. A range of modern re-fitted units fitted to eye and base with large central island unit. Work surfaces incorporating one and a half bowl sink unit with fitted Quooker tap offering boiling water. Two integrated ovens and further microwave/oven. Built in hob with integrated extractor. Space for American style fridge/freezer. Integrated dishwasher and washing machine. Tiled floor. Part tiled walls. Concealed lighting.

Study

3.46m x 2.93m (11'4" x 9'7")
Double glazed window and half glazed door to rear. Tiled flooring. Coved ceiling. Inset spot lighting.

Shower Room

Obscure window to side. Re-fitted white suite comprising corner shower cubicle with tiled surround. Low level WC and vanity

wash hand basin with mixer taps and storage below. Tiled walls and flooring. Chrome effect heated towel rail.

FIRST FLOOR

Bedroom One

3.93m x 3.73m + recess (12'10" x 12'2" + recess)

Double glazed window to front. Wardrobes to remain. Coved ceiling. Laminate flooring. Door to:-

Ensuite Shower Room

White suite comprising enclosed shower cubicle and pedestal wash hand basin. Tiled walls and floor. Coved ceiling

Bedroom Two

3.83m x 3.41m (12'6" x 11'2")

Double glazed window to rear. Coved ceiling. Laminate flooring.

Bedroom Three

3.90m x 2.40m (12'9" x 7'10")

Double glazed window to front. Coved ceiling. Built in storage cupboard.

Bedroom Four

3.42m x 2.46m (11'2" x 8'0")

Double glazed window to rear. Coved ceiling,

Family Bathroom

Obscure double glazed window to rear. White suite comprising panelled bath with shower over. Low level W.C. and vanity wash hand basin with mixer taps and storage below. Chrome effect heated towel

rail. Coved ceiling and inset lighting. Tiled walls and flooring.

Landing

Stairs to ground floor. Access to loft. Coved ceiling. Airing cupboard housing hot water cylinder.

EXTERIOR

Front Garden

An extensive recently laid block paved driveway to front providing ample off street parking. Outside lighting. Access to side. Covered storage area to one side with access to front and and rear.

Rear Garden

A low maintenance south facing rear garden commencing with a large paved patio area with two separate sitting areas. Remainder laid to lawn with various flowers and shrubs. Access to front via side gate. Outside tap. Timber framed shed. Fencing to boundaries. Covered storage area to one side with access to front and and rear.

Services

Gas central heating, mains water and drainage. Ultrafast broadband via Gigaclear Fitted Ring doorbell camera to remain. Smart meter to remain.

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.

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.



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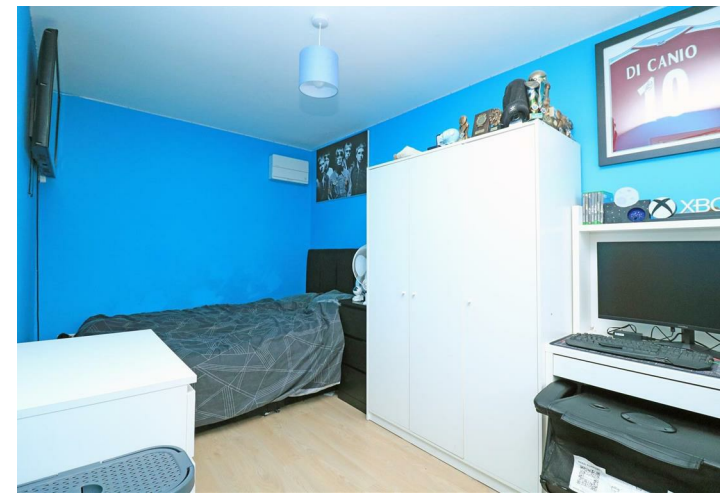
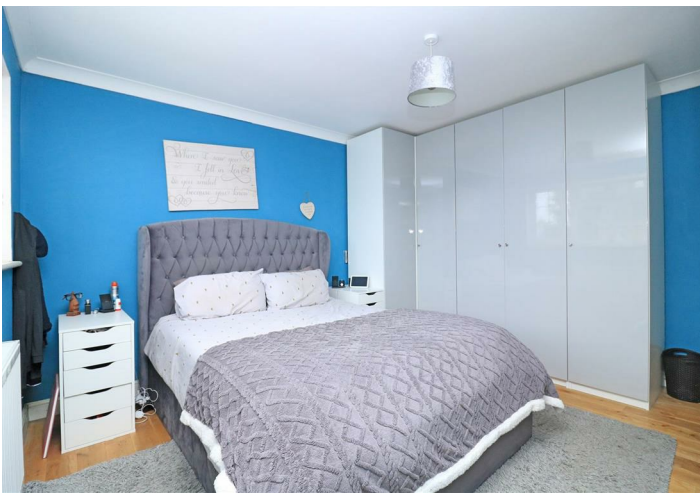
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Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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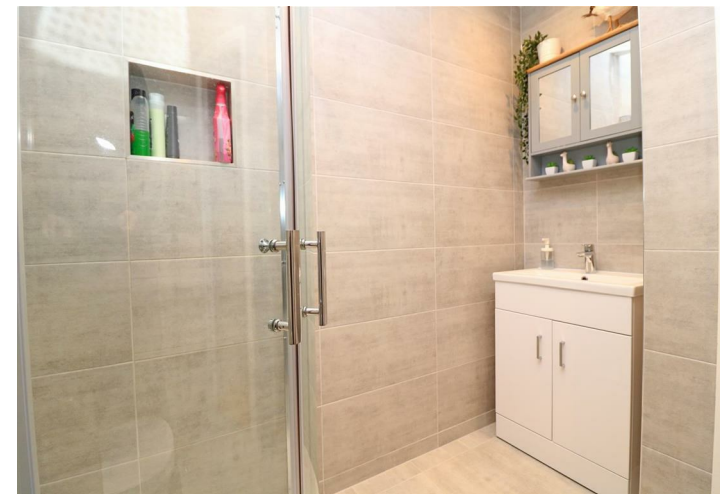
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