

Paul Mason Associates



Millfields, Writtle, Chelmsford, Essex, CM1 3LP

Offers in excess of £550,000

- Well Presented Three Bedroom Detached Home In Heart Of Writtle Village
- Modern En-Suite To Master Bedroom
- Wonderful Newly Fitted Kitchen / Dining Room With Bi-Fold Doors To The Rear Garden
- Lounge With Wood Burner, Plus French Doors Opening To Rear Garden
- Ground Floor Cloakroom
- Fully Modernised Family Bathroom
- Landscaped Front & Rear Gardens Plus Ample Parking
- Tandem Length Garage With Electric Door
- Short Walk To All Village Amenities
- Internal Inspection Highly Advised & Complete Chain Above

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			

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			

Gary Townsend at Paul Mason Associates offers this fully refurbished, detached three bedroom family home positioned on a quiet cul-de-sac in the heart of Writtle village. The ground floor consists of an entrance hall, ground floor cloakroom, spacious lounge with log burner and a brand new fitted kitchen / dining room with bi-fold doors opening to the landscaped garden. The first floor provides a three bedrooms, plus a modern en-suite and family bathroom. This delightful property also offers extensive parking, a double length garage, plus a landscaped rear garden.

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 it is also home to Writtle College (part of Anglia Ruskin University); one of the UK's oldest and largest agricultural colleges.



DISTANCES

Chelmsford Station: 3.4 miles
(Liverpool Street from 34 mins)
Ingatestone Station: 7.4 miles
(Liverpool Street from 29 mins)
M25: 12 miles
Stansted Airport: 17 miles
Writtle Infant & Junior School: 0.25 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Porch

The entrance porch offers carpet to floor, Double glazed windows and door to the Hallway

Hallway

Modern staircase to the first floor, radiator, Amtico flooring and smooth coved ceiling.

Cloakroom

Opaque double glazed windows and door to front, LLWC, wash hand basin, understairs storage cupboard, Amtico flooring and smooth ceiling.

Lounge

5.10m x 3.67m (16'8" x 12'0")
The lounge benefits from a modern log burner, architectural radiator, carpet to floor and smooth coved ceiling. There is an access door to the Dining Area and French doors opening to the rear patio and garden.

Kitchen / Dining Room

7.04m x 3.63m (23'1" x 11'10")
A wonderful, modern open plan space with double glazed window to front with fitted shutters, modern kitchen consists of a range of high gloss base and wall units with granite work surface incorporating a one and a half bowl sink unit with central mixer tap, built-in NEFF electric double oven with gas hob and extractor hood over, integrated fridge/freezer, dishwasher and washing machine, breakfast bar, two architectural radiators, Amtico flooring and smooth ceiling with sunken spotlights. Bi-fold doors opening to the rear patio and garden.

FIRST FLOOR

Landing

Large opaque window to front, airing cupboard, carpet to floor and smooth coved ceiling with loft hatch.

Bedroom One

4.68m x 3.62m (15'4" x 11'10")
Double glazed window to rear, radiator, carpet to floor and coved ceiling.

En-Suite

Double width shower, fully tiled, LLWC, vanity wash hand basin, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights.

Bedroom Two

3.18m x 3.00m (10'5" x 9'10")
Double glazed window to rear, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.67m x 2.25m (12'0" x 7'4")
Double glazed window to front with fitted shutters, radiator, carpet to floor and smooth ceiling.

Family Bathroom

Opaque double glazed window to side, fully tiled, panelled bath with central mixer taps and electric shower over, wall hung WC and wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Garage & Parking

The front of the property has been professionally landscaped to provide ample block paved parking for several vehicles with some architectural planting and lighting. The driveway provides access to the tandem length garage with electric up and over roller door, and benefits from power and lighting, plus full width doors opening to the rear garden.

Rear Garden

A particular feature of the property is the spacious rear garden which commences with a patio area that

can be accessed from both the Lounge and Kitchen / Dining Room. From here you step onto a level lawn which is flanked by well stocked borders with trees and plants. To the rear of the garden is a delightful entertaining area with pergola perfect for barbecues and al-fresco dining. The garden also provides three storage sheds/workshops with power and lighting fitted and an access gate to side.

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

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

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





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