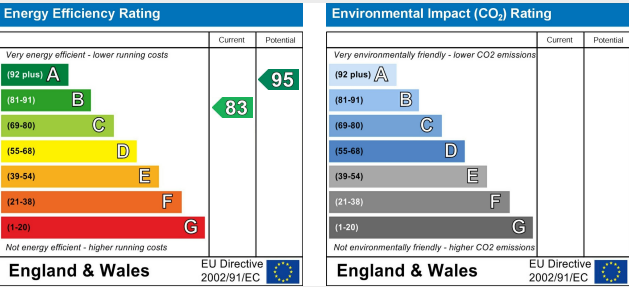


Paul Mason Associates



Belfry Avenue, Hatfield Peverel, CM3 2GD
No offers £200,000

- 50% SHARED OWNERSHIP PROPERTY
- Situated on a popular Mortimer Place development, built in 2022
- Bright open-plan lounge, kitchen and dining area with windows to the front and rear
- Modern fitted kitchen with integrated oven and space for further appliances
- Inner hallway with ground-floor cloakroom and access to the rear garden
- Two generous double bedrooms, both with space for fitted wardrobes
- Modern three-piece family bathroom with bath and shower overhead
- Private rear garden with patio seating area and lawn
- Driveway parking for two vehicles with gated side access to the garden
- EPC - B



****50% SHARED OWNERSHIP - NO OFFERS**** Built by Messrs David Wilson Homes in 2022, within the popular Mortimer Place development, is this spacious and well-presented two-bedroom semi-detached home. Offering modern, open-plan accommodation, two double bedrooms and off-road parking for two vehicles, the property would make an ideal first-time purchase or home for those looking for a low-maintenance modern property.

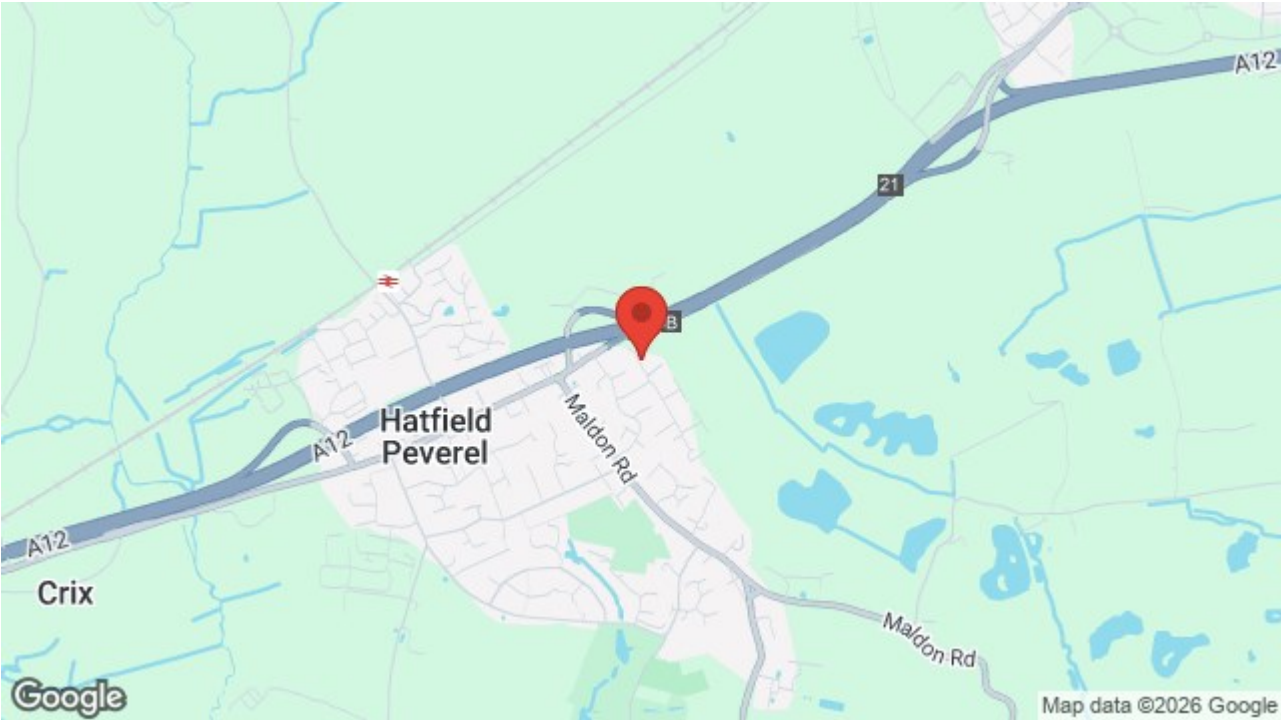
The accommodation begins with an entrance hall leading into the impressive open-plan lounge, kitchen and dining area. Windows to both the front and rear allow plenty of natural light to flow through the space, creating a bright and sociable living area. The contemporary kitchen provides a range of worktop and storage space, along with an integrated oven and designated spaces for a washing machine and fridge/freezer.

An inner hallway provides access to the rear garden and also leads to a convenient ground-floor cloakroom.

Upstairs, there are two generously sized double bedrooms, both offering ample space to accommodate fitted wardrobes if required. Completing the first floor is a modern three-piece family bathroom comprising a bath with shower overhead, wash basin and WC.

Outside, the private rear garden features a small patio area ideal for outdoor seating, with the remainder predominantly laid to lawn. Gated side access leads through to the driveway, which provides off-road parking for two vehicles.

Overall, this is a spacious modern home within a popular development, offering well-balanced accommodation and excellent potential for first-time buyers, couples or those looking to downsize.



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.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Kitchen/Diner
6.89m x 3.53m (22'7" x 11'6")

Inner Hall
1.83m x 1.56m (6'0" x 5'1")

Cloakroom
1.49m x 1.04m (4'10" x 3'4")

FIRST FLOOR

Landing

Bedroom
4.49m max x 3.44m (14'8" max x 11'3")

Bedroom
4.50m x 3.70m (14'9" x 12'1")

Family Bathroom
1.82m x 1.42m (5'11" x 4'7")

EXTERIOR

Rear Garden

Driveway for 2 Vehicles

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Gas
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.



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