

Paul Mason Associates



De Vere Close, Hatfield Peverel, Chelmsford, Essex, CM3

Guide price £800,000

- Four-bedroom detached family home in Hatfield Peverel
- Popular road within walking distance of St Andrews Primary School, infants school and nursery
- Spacious separate lounge measuring 19'7" x 12'8" with double doors to conservatory
- Bright conservatory with radiators for year-round use and separate study
- Kitchen/dining area with integrated Neff appliances including a coffee machine
- Four double bedrooms with en-suite shower room to principal bedroom
- Four piece family bathroom and downstairs cloakroom
- Private rear garden with a terraced patio area and steps to a woodland, private space.
- Double garage with electric doors and driveway space for 2 vehicles
- EPC - TBC

Situated on a popular road in Hatfield Peverel, within walking distance of the well-regarded St Andrews Primary School and the local infants school, this spacious four-bedroom detached family home offers generous accommodation, a double garage and a private rear garden. The property is also well placed for access by car to local Chelmsford and Colchester grammar schools, making it an excellent choice for families.

Upon entering the property, you are greeted by an open entrance hall, creating an impressive first impression. The ground floor includes a separate lounge measuring 19'7" x 12'8", benefiting from various windows and double doors leading into the conservatory. The conservatory is bright and welcoming, complete with radiators, making it a beautiful space for entertaining all year round.

There is also a separate kitchen/dining area, fitted with a range of integrated Neff appliances including a dishwasher, washing machine, fridge/freezer and coffee machine. A separate study and ground floor WC provide further practicality and finishes the ground floor.

Upstairs, a spacious landing leads to four double bedrooms. The principal bedroom benefits from its own three-piece en-suite shower room, while the remaining bedrooms are served by a four-piece family bathroom. All windows throughout the home are fitted with shutters, adding a stylish and characterful feature.

Externally, the rear garden is private and not overlooked, thanks to the surrounding trees. A terraced patio area creates the perfect space for al-fresco dining, with the remainder laid to lawn. Steps lead down to a lower woodland area of the garden, creating an additional private space. The garden also provides access to the front and into the double garage.

The double garage benefits from electric doors and an EV charger, which will remain. There is also driveway parking for two vehicles, making this an excellent family home in a sought-after Hatfield Peverel location..

Awaiting Floorplan

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales <small>EU Directive 2002/91/EC</small>				England & Wales <small>EU Directive 2002/91/EC</small>			

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, Felsted, Brentwood

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

5.99m x 3.87m (19'7" x 12'8")

Kitchen/Diner

6.72m x 4.3m (22'0" x 14'1")

Conservatory

7.33m x 5.08m (24'0" x 16'7")

Study

3.86m x 2.44m (12'7" x 8'0")

Cloakroom

FIRST FLOOR

Landing

Bedroom One

4.63m x 3.88m (15'2" x 12'8")

En-Suite Shower Room

Bedroom Two

4.12m x 3.45m (13'6" x 11'3")

Bedroom Three

4.12m x 3.6m (13'6" x 11'9")

Bedroom Four

3.70m x 2.35m (12'1" x 7'8")

Family Bathroom

EXTERIOR

Rear Garden

Double Garage

Driveway

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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