

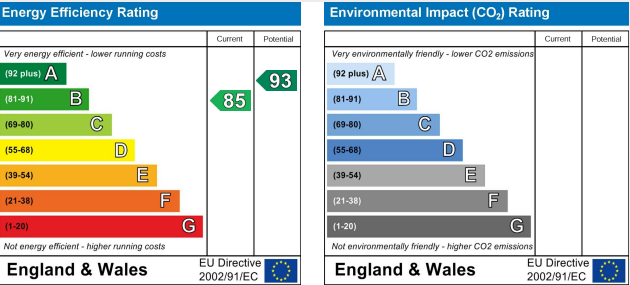
Paul Mason Associates



Belfry Avenue, Hatfield Peverel, Essex, CM3 2GD

Guide price £590,000

- Spacious detached family home built in 2022
- Sought after location approx 0.7 miles from the train station
- Four good size bedrooms
- Modern ensuite, family bathroom and ground floor cloakroom
- Splendid open plan kitchen/dining room with integrated appliances plus separate utility room
- Lounge and separate study
- Single garage plus off street parking
- South/West facing rear garden
- Well positioned within the development with small green to front
- EPC - B



Paul Mason Associates are delighted to offer for sale this splendid four bedroom detached family home, built in 2022 and being situated within this highly sought after development built by David Wilson Homes. This popular Holden design is finished to an extremely high standard throughout by this award winning five star developer. The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the local Primary School, A12 and Chelmsford City Centre. The accommodation includes four good size bedrooms with en-suite to master bedroom, family bathroom and ground floor cloakroom, splendid open-plan kitchen/dining/family room with a range of integrated appliances and large bay window overlooking the garden, 19' x 12'2 lounge, a useful study plus separate utility room. The property overlooks a pleasant green to the front and also boasts a South/East facing rear garden with useful area to the side, ideal for a hot tub, a single garage plus driveway providing off street parking for several cars.



Approx. Gross Internal Floor Area 1682 sq. ft / 156.36 sq. m
 Produced by Elements Property

Distances

Hatfield Peverel Train Station (0.7 miles)
Hatfield Peverel Primary School (0.5 miles)
Local Co-op, Post Office and Dentist (0.3 miles)
A12 Northbound (0.3 miles)
A12 Southbound (1.0 mile)
Chelmsford City Centre (7.5 miles)

All distances are approximate

Accommodation

GROUND FLOOR

Entrance Hall

Composite entrance door. Radiator. Stairs to first floor.

Lounge

5.80m x 3.73m (19'0" x 12'2")
Double glazed bay window to front. Radiator. TV point. Concealed lighting.

Study

2.90m x 2.36m (9'6" x 7'8")
Double glazed window to front. Radiator.

Cloakroom

Obscure double glazed window to side. Modern white suite comprising low-level WC and pedestal wash hand basin with mixer taps and tiled splash back. Large built-in storage cupboard. Radiator.

Kitchen/Dining Room

6.15m x 4.67m (20'2" x 15'3")
Double glazed windows and French

doors to rear. A range of modern fitted units to base and eye level. Laminate roll top work surfaces incorporating stainless steel sink unit with mixer taps. A range of integrated appliances to remain including dishwasher, full height fridge/freezer, eye level double oven and five ring gas hob with extractor hood above. Radiator. Door to:-

Utility Room

2.54m x 1.60m (8'3" x 5'2")
Double glazed door to rear. Modern fitted units to base and eye level. Laminate roll top work surfaces. Integrated washing machine and space for tumble dryer. Radiator. Wall mounted gas fired boiler.

FIRST FLOOR

Bedroom One

4.55m x 3.73m (14'11" x 12'2")
Double glazed window to front. Radiator. Fitted wardrobes to remain. Door to:-

En-suite Shower Room

Obscure double glazed window to side. Modern white suite comprising low-level WC and pedestal wash hand basin with mixer taps. Large shower cubicle with tiled surround and fitted glass shower screen. Heated towel rail. Part tiled walls.

Bedroom Two

4.37m x 3.73m max (14'4" x 12'2" max)
Two double glazed windows to rear. Radiator. Currently being used as a

dressing room with fitted wardrobes and concealed lighting.

Bedroom Three

4.07m x 2.88m (13'4" x 9'5")
Double glazed window to front. Radiator.

Bedroom Four

3.12m x 3.05m (10'2" x 10'0")
Double glazed window to rear. Radiator. Concealed lighting.

Family Bathroom

Obscure double glazed window to rear. Modern white suite comprising panelled bath with mixer taps, low-level WC, pedestal wash hand basin with mixer taps and large shower cubicle with tiled surround and fitted glass shower screen. Heated towel rail. Part tiled walls.

Landing

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

EXTERIOR

Garage

Up and over door to front. Power and light connected.

Front Garden/Parking

Block paved driveway providing off street parking. Small lawned area with various flowers and shrubs.

Rear and Side Garden

A landscaped South/East facing rear garden with artificial lawned gardens and recntly laid paved patio area.

fencing to boundaries. The landscaped gardens continue into the side flank of the property, ideal for a hot tub or outbuilding. Raised display beds. Gate giving access to side/parking area.

Services

Gas central heating. Mains water supply and drainage.

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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