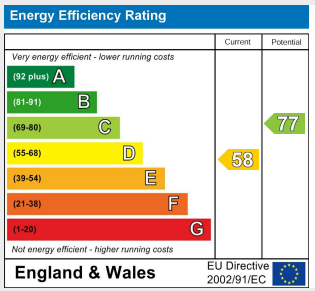
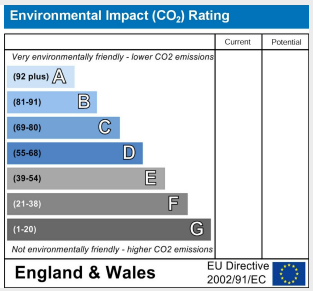
Paul Mason Associates

Purcell Cole, Writtle, Chelmsford, CM1 3NB

Guide price £640,000

- NO ONWARD CHAIN
- Three Bedroom Detached Family Home On Desirable, No Through Road
- Spacious Lounge With Fireplace
- Dining Room With French Doors To Rear Garden
- Ground Floor Study
- Fitted Kitchen Overlooking Garden
- Family Bathroom With Roll Top Bath Plus Separate Shower
- Attached Garage Plus Driveway
- Well Stocked Front & Rear Gardens
- Situated On A Sought After Cul-de-Sac Within Walking Distance Of All Village Amenities





NO CHAIN! Gary Townsend at Paul Mason Associates offers this attractive detached residence situated on the highly sought-after Purcell Cole in the heart of Writtle village.

The property offers well-proportioned and versatile accommodation, comprising three bedrooms and three reception rooms, providing excellent flexibility for modern family living, home working or entertaining. In addition, there is a fitted kitchen and the convenience of an attached garage.

Externally, the property enjoys a private setting typical of this desirable road, with further potential for enhancement subject to the necessary consents. Writtle is renowned for its picturesque village green, duck pond and range of local amenities, while Chelmsford city centre and mainline station are within easy reach.

The quiet cul-de-sac of Purcell Cole is within walking distance of The Green and all the village amenities. Writtle offers a selection of pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also benefits from delightful countryside walks as well as the neighbouring Hylands House and Parkland. Chelmsford City is in close proximity for more extensive shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

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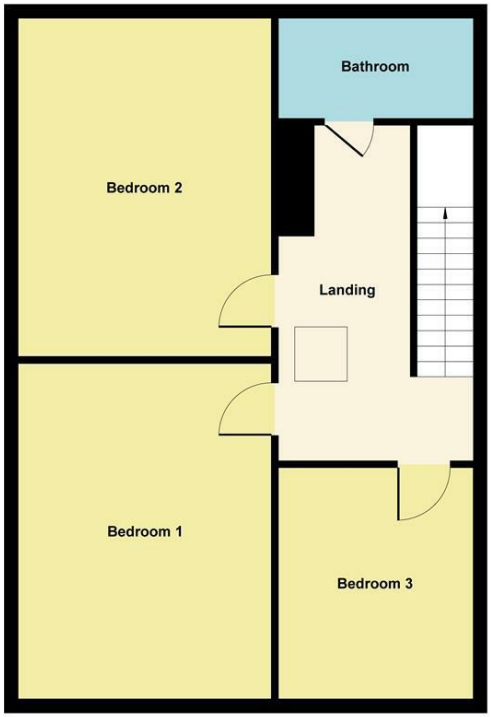
Ground Floor



First Floor

Produced by Elements Property

DISTANCES

Chelmsford Station: 3.2 miles
Ingatestone Station: 6.2 miles
A12: 4 miles
M25: 13 miles
Stansted Airport: 18 miles

ACCOMMODATION

GROUND FLOOR

Lobby

Tiled flooring and smooth ceiling with sunken spotlight. Door to Inner Hallway

Inner Hallway

A welcoming entrance hall providing access to the principal ground floor accommodation, with staircase rising to the first floor. The space is well-proportioned and finished in neutral tones with fitted carpet, creating a bright and inviting first impression. Additional features include a radiator and useful under-stairs area, enhancing practicality.

Lounge

5.34m x 5.23m (max) (17'6" x 17'1" (max))
A well-proportioned and bright reception room featuring a wide front aspect bay-style window allowing for excellent natural light. The room centres around a feature fireplace with brick surround and hearth, creating a natural focal point. Finished in neutral tones with fitted carpet, the space offers ample room for both seating and entertaining, with wall lighting and a radiator completing the accommodation.

Study

3.42m x 1.13m (11'2" x 3'8")
A useful and well-designed study space, ideal for home working, featuring a comprehensive range of fitted storage and shelving units. The room benefits from inset ceiling spotlights and a window overlooking the garden, plus Velux to ceiling, providing natural light, creating a bright and practical working environment. Finished with fitted carpet, this versatile room offers an efficient and organised workspace.

Kitchen

4.05m x 2.86m (13'3" x 9'4")
A well-appointed fitted kitchen featuring a comprehensive range of solid oak wall and base units with complementary work surfaces and tiled splashbacks. The space is centred around a range-style cooker with extractor hood above, while inset spot lighting provides a bright and practical working environment. A window to the rear offers a pleasant outlook over the garden, and there is ample space for additional appliances. Finished with tiled flooring, the kitchen provides both functionality and a warm, traditional feel, with direct access through to the adjoining dining room.

Dining Room

3.86m x 2.31m (12'7" x 7'6")
A well-proportioned dining room located off the kitchen, enjoying a pleasant outlook over the rear garden. French doors provide direct access outside, allowing for an abundance of natural light and creating an ideal space for indoor-outdoor dining and entertaining. Finished in neutral tones with fitted carpet, the room offers ample space for a dining table and chairs, with a radiator and central ceiling light completing the accommodation.

Cloakroom

Opaque window to rear, low level WC, wash hand basin with tiled splashback, radiator, wall mounted boiler, tiled flooring and smooth coved ceiling.

FIRST FLOOR

Landing

A bright first floor landing with a window to the side allowing for natural light. The space provides access to all bedrooms and bathroom, with a fitted carpet and neutral décor continuing the cohesive finish throughout. A balustrade overlooks the staircase, enhancing the sense of space.

Bedroom One

3.66m x 2.90m (12'0" x 9'6")
A well-proportioned double bedroom enjoying a pleasant outlook over the rear garden via a wide window, allowing for good natural light. The room is finished in neutral tones with fitted carpet and offers ample space for bedroom furniture. A built-in cupboard provides useful storage, while a radiator is positioned beneath the window, completing this comfortable and peaceful principal bedroom.

Bedroom Two

3.87m x 2.86m (12'8" x 9'4")
A well-proportioned double bedroom enjoying a pleasant outlook to the front aspect via a wide window, allowing for good natural light. The room is finished in neutral tones with fitted carpet and offers ample space for bedroom furniture. A built-in cupboard provides useful storage, while a radiator is positioned beneath the window, completing this comfortable and peaceful principal bedroom.

Bedroom Three

2.72m x 2.22m (8'11" x 7'3")
A comfortable single bedroom with a window to the front aspect, allowing for natural light. The room is finished in neutral tones with fitted carpet and offers flexibility for use as a bedroom, nursery or home office. A radiator is positioned beneath the window, completing the accommodation.

Family Bathroom

A stylishly appointed family bathroom fitted with a modern white suite comprising a freestanding bath with central mixer tap, separate shower enclosure, low level WC and heated towel rail. The room is finished with contemporary tiling to walls and floor, complemented by inset ceiling lighting. A frosted window provides natural light while maintaining privacy, completing this well-presented and functional space.

EXTERIOR

Driveway & Garage

The property is set back from the road and approached via a driveway providing off-road parking and access to an attached garage. The front garden is predominantly laid to lawn with well-stocked borders and established shrubs, creating an attractive and welcoming frontage. A pathway to the side provides access to the front door, while mature hedging offers a good degree of privacy.

Rear Gardens

A well-proportioned rear garden predominantly laid to lawn, offering a good degree of privacy and ideal for family use. A paved patio area adjoins the rear of the property, providing an excellent space for outdoor seating and entertaining. The garden is bordered by mature hedging and fencing, with established shrubs and planting adding interest throughout. There is also side access to the attached garage.

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

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