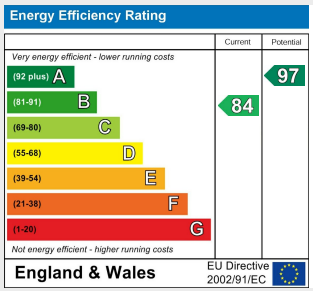
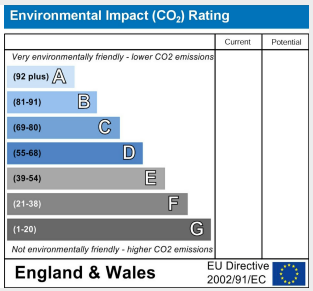
Paul Mason Associates

Hilton Drive, Hatfield Peverel, Essex, CM3 2GN

Guide Price £375,000 - £400,000

- Spacious two-bedroom semi-detached home
- Located on a modern Bellway new-build estate
- Modern kitchen fitted with a range of integrated appliances throughout
- Generous open-plan lounge/dining room, decorated to a high standard
- Two good-sized bedrooms
- En-suite to principal bedroom, family bathroom and downstairs cloakroom
- Landscaped rear garden with patio seating area
- Oubuilding offering two seperate office spaces with separate Wi-Fi connection
- Driveway space for 2 vehicles
- EPC - B





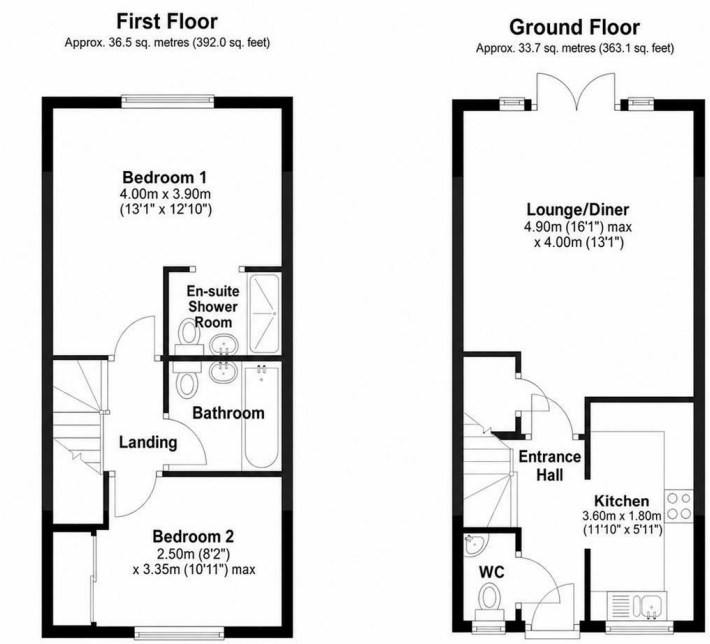
GUIDE PRICE £375,000 - £400,000.....Situated within the exclusive Priory Grange development in the desirable village of Hatfield Peverel, this spacious two-bedroom semi-detached home was constructed by the reputable Bellway Homes in 2023. Beautifully presented throughout, the property has been well maintained by the current sellers and offers stylish, practical living accommodation.

Upon entering, the home welcomes you into a spacious hallway, providing access to a modern kitchen fitted with a full range of integrated appliances throughout. To the rear of the property is a generous open-plan lounge/dining room, tastefully decorated and offering a bright and comfortable living space. Double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor areas.

Upstairs, there are two well-proportioned bedrooms. Bedroom one benefits from fitted wardrobes and a three-piece en-suite shower room, while bedroom two offers ample space and potential for fitted wardrobe storage. A modern three-piece family bathroom, complete with a bath and overhead shower, serves the first floor.

Externally, the landscaped rear garden provides an attractive and low-maintenance outdoor space, with side access leading to the front of the property and a patio seating area positioned towards the rear, ideal for relaxing or entertaining. The sellers have also added a versatile outbuilding, thoughtfully split into two separate office spaces. Benefiting from its own separate Wi-Fi connection, the outbuilding is particularly well suited for use as a home office, as well as offering flexibility for hobbies or additional workspace. There is also a separate shed, providing further useful storage.

To the front, the property benefits from a driveway providing off-road parking for two vehicles. Overall, this is a stylish modern home with versatile living space and excellent outside features..



Total area: approx. 69.2 sq. metres (745.0 sq. feet)

Hilton Drive, Hatfield Peverel

Location...

Priory Grange is a collection of beautifully designed homes built between 2022 and 2025, built by the highly reputable Bellway Homes Limited.

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 ideally positioned approximately half a mile away, 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 Hallway

Kitchen
3.60m x 1.80m (11'9" x 5'10")

Lounge/Dining Room
4.90m (max) x 4.00m (16'0" (max) x 13'1")

Cloakroom

FIRST FLOOR

Landing

Bedroom One
4.00m x 3.90m (13'1" x 12'9")

En-Suite Shower Room

Bedroom Two
2.50m x 3.35m (max) (8'2" x 10'11" (max))

Family Bathroom

EXTERIOR

Outbuilding

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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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