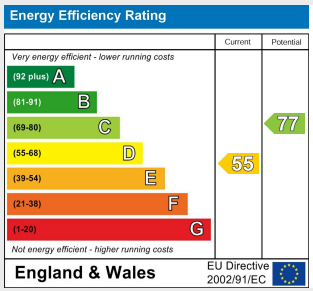
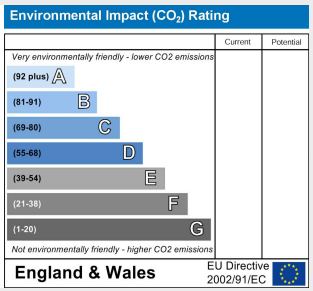
Millfields, Writtle, Chelmsford, CM1 3LP

Guide price £550,000

- Four Bedroom Detached Home In The Heart Of The Village
- Lounge
- Dining Room Overlooking Side Garden
- Family Room/Study Overlooking The Rear Garden
- Fitted Kitchen Overlooking The Rear Garden
- Family Bathroom Plus Additional Shower Room To The Ground Floor
- Detached Garage Plus Two Driveways
- Wonderful, Well Stocked Gardens To Front, Side & Rear
- Walking Distance Of All Village Amenities
- Easy Access To Hylands Park, Schools and Chelmsford City Centre



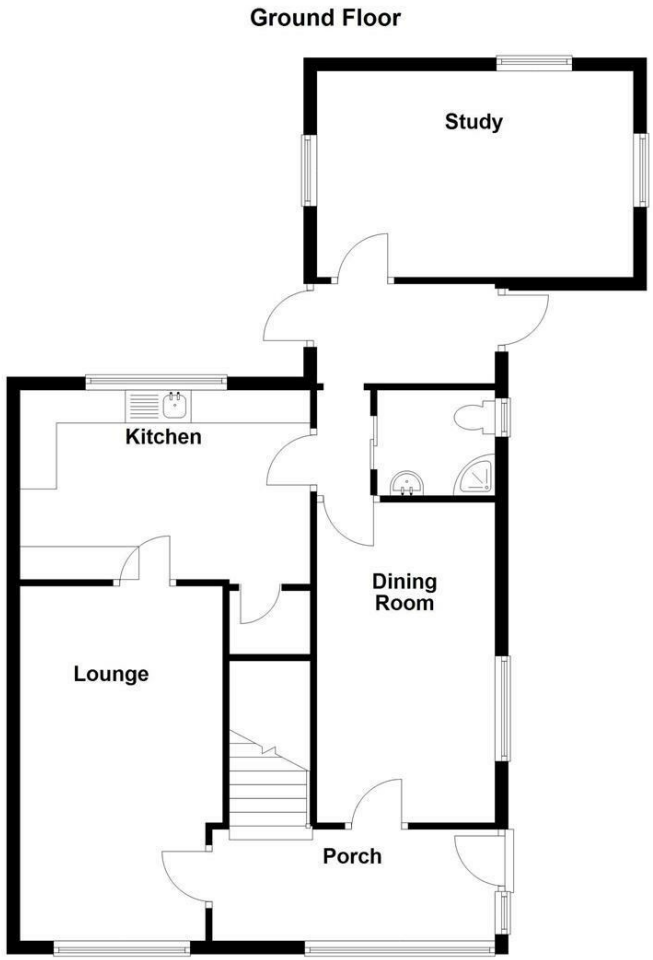


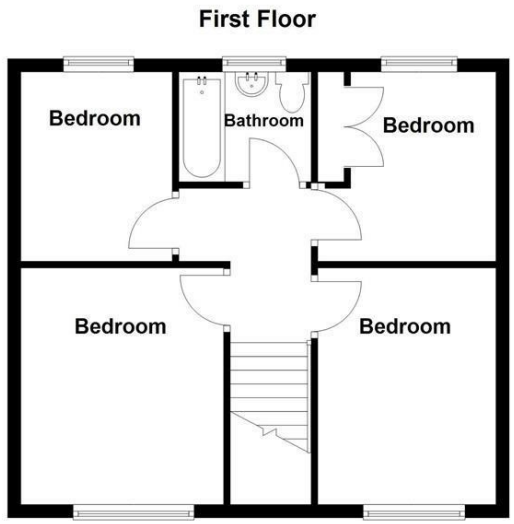
Gary Townsend at Paul Mason Associates offers a detached, four bedroom family home, ideally positioned in the heart of Writtle village, offering well-balanced and versatile accommodation throughout.

The property features three reception rooms, providing flexible living space to suit a variety of needs, alongside a fitted kitchen and ground floor shower room. To the first floor are four bedrooms and a family bathroom.

Externally, the property benefits from a well-stocked wrap-around garden with mature trees and specimen planting, a rear garden with patio area, and two separate driveways, one leading to a single garage.

Conveniently located within easy reach of local shops, amenities and schools, this property offers an excellent opportunity for family living in a sought-after village setting.





DISTANCES

ACCOMMODATION

GROUND FLOOR

Entrance Hall
A bright and welcoming entrance hall, enhanced by an abundance of natural light from the large picture windows to the front aspect. The hallway also provides access through to the principal reception areas and stairs to the first floor.

Lounge
5.41m x 3.63m (17'8" x 11'10")
A well-proportioned and comfortable lounge, offering a warm and inviting atmosphere ideal for both relaxation and entertaining. The room is bathed in natural light from the front-facing window, enhancing the sense of space, while the central fireplace provides an attractive focal point.

Dining Room
4.83m x 2.71m (15'10" x 8'10")
A bright and well-proportioned dining room, featuring a large window that floods the space with natural light and offers a pleasant outlook over the garden. The room comfortably accommodates a full-size dining table and chairs, making it ideal for both everyday family meals and formal entertaining.

Kitchen
4.55m x 2.70m (14'11" x 8'10")
The kitchen is fitted with a comprehensive range of wall and base units, complemented by contrasting work surfaces. The space benefits from a large window above the sink, providing plenty of natural light and a pleasant outlook over the rear garden. Integrated appliances include an eye-level oven and gas hob with extractor, alongside ample space for additional freestanding appliances including a fridge/freezer, washing machine and dishwasher. The layout offers excellent storage and preparation space, making it ideal for everyday cooking and practicality, all finished in a clean, neutral style.

Inner Hallway
An inner hallway providing a practical transition between the main living areas, featuring distinctive wood panelled walls and ceiling and access to the side door.

Study / Family Room
4.99m x 3.21m (16'4" x 10'6")
A spacious and versatile room currently arranged as a home office, offering excellent flexibility to suit a variety of needs including a family room, study or additional reception space. The room benefits from triple aspect windows, allowing for plenty of natural light throughout the day, and features ample space for both workstations and seating.

Shower Room
A neatly presented shower room fitted with a corner shower enclosure, low-level WC and pedestal wash hand basin. The space is finished with tiled walls for ease of maintenance and features a frosted window allowing for natural light while maintaining privacy. Compact yet functional, the room is well-suited for everyday use or guest convenience.

FIRST FLOOR

Landing

Bedroom One
3.66m x 3.26m (12'0" x 10'8")
The bedroom features a full wall of fitted wardrobes, providing excellent storage alongside a built-in dressing area. The room is bright and airy, with a large window allowing for plenty of natural light and has ample space for additional furniture, making it both practical and comfortable. Finished in neutral tones with fitted carpeting.

Bedroom Two
3.68m x 2.73m (12'0" x 8'11")
A double bedroom, enjoying a pleasant outlook via a front aspect window. The room offers ample space for freestanding furniture and is finished in neutral tones, creating a calm and inviting atmosphere. Ideal as a guest bedroom or for family use.

Bedroom Three
2.74m x 2.34m (8'11" x 7'8")
A comfortable bedroom enjoying a pleasant outlook via the rear aspect window, allowing for good natural light. The room offers space for essential furniture including a bed and storage, making it ideal as a child's bedroom, guest room or study. There is also boiler mounted inside the fitted cupboard.

Bedroom Four
2.72m x 2.39m (8'11" x 7'10")
A single bedroom, ideal for use as a child's room, guest bedroom or home office. The room benefits from a rear aspect window allowing for good natural light and offers space for essential furniture.

Family Bathroom
A family bathroom comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC. The room is part tiled and includes a window providing natural light and ventilation.

EXTERIOR

Garage & Parking
A single garage positioned to the rear of the property, accessed via a courtesy door to the garden and a driveway, providing additional rear off-road parking. The garage is of brick construction with an up-and-over door, and power and lighting fitted.

Front & Rear Gardens
The front of the property enjoys well-stocked wrap-around garden to the front and side of the property, laid mainly to lawn and complemented by a variety of established borders. The garden features a selection of mature trees and specimen planting, including shaped shrubs and ornamental planting which provide structure, interest and a good degree of natural screening. The space is enhanced by a driveway, with the overall setting creating an attractive and well-established frontage. The rear garden incorporates a large paved patio area adjoining the property, providing space for outdoor seating and entertaining. The remainder of the garden is laid mainly to lawn with established borders, shrubs and planting which provide an abundance of colour. There is also a greenhouse and the garden is enclosed by boundary walls and fencing, providing a defined and private outdoor space.

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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