

Paul Mason Associates



Westerings, Purleigh, Chelmsford, CM3 6PG
Offers in excess of £600,000

- Four Bedroom Detached Family Home In Semi-Rural Location
- Fully Refurbished Throughout To A High Standard
- Large En-Suite To Master Bedroom
- Lounge
- Kitchen / Dining Room With French Doors Opening To Landscaped Garden
- Large Utility Room Plus Cloakroom
- Integral Garage (Potential To Convert STPC) Plus Block Paved Driveway
- Immaculate Landscaped Gardens
- Sought After Village With Desirable School, Village Store & Purleigh Bell Pub
- An Inspection Of This Home Is Advised To Fully Appreciate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

Gary Townsend at Paul Mason Associates offers this immaculate four bedroom family home with wonderful far reaching countryside views on a quiet turning in the sought after village of Purleigh. A viewing is highly advised to fully appreciate.

The village of Purleigh is located 4 miles south of the picturesque town of Maldon and set within picturesque Essex countryside. For families the area benefits from a number of excellent local schools both in Purleigh (rated 'Outstanding' by Ofsted) and nearby Cold Norton, as well as highly regarded pubs and restaurants including The Bell pub (visited by The King & Queen Consort). Commuters will find North Fambridge and South Woodham Ferrers stations within driving distance, offering services to London Liverpool Street.

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DISTANCES

North Farnbridge Station: 4.4 miles
South Woodham Ferrers Station: 5 miles
Maldon: 4 miles
Danbury: 4.3 miles
A12, Park & Ride: 6.5 miles
Chelmsford Station: 10 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Opaque double glazed window to front, tiled flooring and smooth ceiling. Door to Lounge.

Lounge

5.12m x 3.51m (16'9" x 11'6")
Double glazed window to front with fitted blind, feature chimney breast with insert, radiator, wooden flooring and smooth coved ceiling.

Inner Hall

Stairs to the first floor, radiator, wooden flooring and smooth ceiling with smoke alarm fitted.

Cloakroom

LLWC, wash hand basin with tiled splashback, laminate flooring and smooth ceiling.

Dining Area

2.91m x 2.31m (9'6" x 7'6")
Open plan to the main kitchen this space offers French doors opening to the rear garden with far reaching views, making it a lovely space to dine in and had wooden flooring and a smooth coved ceiling.

Kitchen Area

4.70m x 2.60m (15'5" x 8'6")
Double glazed window to rear with countryside views, range of modern

shaker style base and wall units with granite effect work surfaces incorporating a one and half bowl sink drainer unit with central mixer tap and tiled splashback. Rangemaster 5 ring electric cooker with matching extractor hood, integrated fridge/freezer and dishwasher, understairs storage cupboard, wooden flooring and smooth coved ceiling. Door to Utility Room.

Utility Room

3.51m x 2.58m (11'6" x 8'5")
Double glazed window to rear with countryside views, range of modern shaker style base and wall units with granite effect work surfaces incorporating a single bowl sink drainer unit with central mixer tap and tiled splashback, space for washing machine and tumble dryer, wall mounted boiler (approx. 2 years old) tiled flooring and smooth ceiling. Fully glazed door to rear and door to Integral Garage.

FIRST FLOOR

Landing

Airing cupboard, carpet to floor and smooth ceiling with loft hatch leading to a fully boarded loft with light and ladder fitted.

Bedroom One

5.15m x 2.91m (16'10" x 9'6")
Double glazed window to rear overlooking open countryside, radiator, carpet to floor and smooth coved ceiling.

Bedroom One En-Suite

3.69m x 2.72m (12'1" x 8'11")
A very large and impressive space which has been fully refurbished to include a walk-in double shower, wall hung WC and a 'his and hers' basins,

vanity wash unit, heated towel rail, wall hung storage cupboards, tiled flooring with underfloor heating and smooth ceiling with sunken spotlights. Double glazed window to rear with far reaching views over countryside.

Bedroom Two

4.25m x 2.73m (13'11" x 8'11")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

Bedroom Three

3.16m x 3.05m (10'4" x 10'0")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

Bedroom Four

3.17m x 1.87m (10'4" x 6'1")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque double glaze window to side, panelled bath with central mixer tap plus separate shower attachment over, LLWC, vanity wash hand basin with tiled splashback, heated towel rail, vinyl flooring smooth ceiling.

EXTERIOR

Driveway & Garage

The property is approached via a block paved driveway which is flanked by a lawn area with tree and shrub planting, and leads to an integral garage (5.70m x 2.76m) with electric roller door and has power and lighting fitted, plus courtesy door to the house.

Rear Garden

The landscaped rear garden commences with a large patio area that wraps around the level lawn

creating various spaces for entertaining and al-fresco dining which make the most of the views. Both side area sympathetically screened with Hazel fencing and there is also outside lighting, various exterior power sockets, an outside tap, screened oil tank, and access gate to side.

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.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

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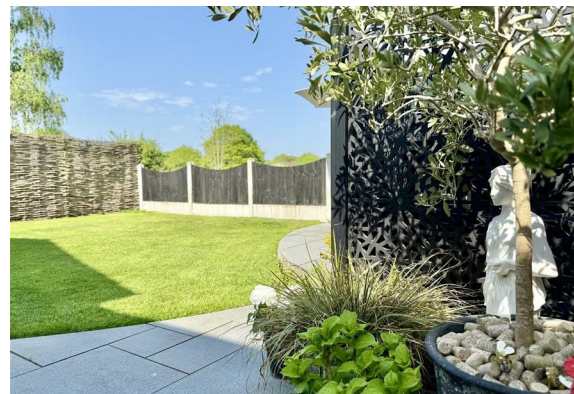
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