



Birkdale Rise, Hatfield Peverel, Essex, CM3 2JT

Guide price £780,000

Paul Mason Associates are delighted to offer this immaculate five bedroom detached family home situated in the sought after location of Hatfield Peverel only 0.7 miles from a mainline train station with direct links to London Liverpool street. This property has been extended and extensively refurbished to a high standard throughout. The spacious accommodation commences with an impressive reception room leading to a large well presented kitchen breakfast room measuring 24'9" x 13'5" featuring granite work surfaces and a large breakfast bar finished with a roof lantern. The ground floor also includes a fully air conditioned lounge/ diner spanning over 24'7" x 18'9" completed with bi folding doors looking out onto the rear garden. The ground floor is completed with a double bedroom and a refitted en-suite shower room and spacious office. The first floor provides four further double bedrooms, modern family bathroom and two refitted en-suites. Bedroom one boasts a vast dressing room with a central island unit and extensively fitted wardrobes on either side. Externally the property offers a large driveway providing ample of street parking for numerous vehicles and access to the rear secluded garden which provides a large recently paved patio area. A viewing is highly recommended to fully appreciated the size and quality of the accommodation on offer.

- Refurbished and extended to a high standard throughout
- Modern family bathroom and three re-fitted en-suite shower rooms
- 24'7" x 18'9" lounge/dining room
- Secluded and well maintained low maintenance garden
- Walking distance of train station
- Five Double Bedrooms
- 24'9" x 13'5" re-fitted kitchen/breakfast room with granite work surfaces
- Spacious reception hall, office and utility room
- Off street parking for numerous vehicles
- EPC- D

Distances

Hatfield Peverel Train Station (0.7 miles)

Hatfield Peverel Primary School (0.4 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 Porch

Composite entrance door. Wood flooring. Inset spotlights.

Reception Hall

4.25m x 3.23m (13'11" x 10'7")

Large full height double glazed window to front. Feature radiator. Stairs to first floor. Wood flooring. Inset spotlights. Coved ceiling.

Office

3.19m x 2.50m (10'5" x 8'2")

Double glazed window to front and side. Fitted desk and storage cupboard. Fitted display shelving. Radiator. Wood flooring.

Cloakroom

Refitted white suite comprising Low level WC and vanity wash hand basin with mixed taps. Extractor fan. Part tiled walls. Coved ceiling.

Bedroom Five

4.92m x 3.42m max (16'1" x 11'2" max)

Double glazed window to side. TV point. Fitted double wardrobe with mirrored sliding doors and integrated lights and shelving. Radiator. Coved ceiling. Door to;

En-suite

Obscure double glazed window to side. Modern refitted white suite comprising Low Level WC and vanity wash hand basin with mixer taps and storage below. Large shower cubicle. Chrome effect heated towel rail. Tiled flooring. Fully tiled walls. Inset spotlights.

Lounge/Dining Room

7.49m x 5.72m (24'7" x 18'9")

Double glazed bi-folding doors to rear with internal built in blinds. Roof lantern. Double glazed window to side. Feature radiator. Wood flooring. TV point. Air conditioning unit. Inset spotlights. Feature wall light points. Coved ceiling.

Kitchen/Breakfast Room

7.56m x 4.11m (24'9" x 13'5")

Two double glazed windows to rear and roof lantern. Refitted high gloss units extensively fitted to eye and base level. Large island unit with further base level units. Granite work top including Inset one and a half bowl stainless steel sink units with mixer taps. Large breakfast bar. A range of integrated appliances to remain including two single eye level ovens, 5 ring gas hob with extractor hood over and dishwasher. Space for wine cooler. Further full height display units with shelving. Space for American style fridge/freezer. Feature radiator. Tiled flooring. Inset spotlights. Coved ceiling.

Utility Room

6.6m x 1.6m (21'7" x 5'2")

Double glazed door to rear. Refitted high gloss units to eye and base level. Laminate work surfaces incorporating stainless steel sink unit with mixer taps. Space and plumbing for washing machine and tumble dryer. Space for chest freezer. Storage cupboard with sliding door housing hot water cylinder and boiler. Radiator. Tiled flooring. Inset spotlights. Coved ceiling.

FIRST FLOOR

Bedroom One With Dressing Room

8.42m x 3.38m (27'7" x 11'1")

Double glazed window to rear. Extensive range of fitted wardrobes with sliding doors to both sides of dressing room. Central island drawer unit offering further storage. Air conditioning unit. Wall mounted electric heater. Wooden flooring. Inset spotlights. Coved ceiling. Door to;

En-suite

3.44m x 2.15m (11'3" x 7'0")

Velux window. Modern refitted white suite comprising low level WC and vanity wash hand basin with storage below and mixer taps. Large walk in shower. Heated chrome effect towel rail. Extractor fan. Tiled flooring. Fully tiled walls. Inset spotlights.

Bedroom Two

4.46m x 3.62m (14'7" x 11'10")

Double glazed window to rear. Large fitted wardrobes with mirrored sliding door. Fitted full height shelving. Radiator. Coved ceiling.

Bedroom Three

3.61m max x 3.30m (11'10" max x 10'9")

Double glazed window to rear. Fitted wardrobes with mirrored sliding doors. Fitted desk with overhead storage units. Radiator. Inset spotlights. Coved ceiling. Door to:

En-suite

Modern white refitted suite comprising Low level WC and vanity wash hand basin with mixer taps and storage below. Walk in shower cubicle. Chrome effect heated towel rail. Tiled floor. tiled walls. Inset spotlights.

Bedroom Four

3.18m x 2.51m (10'5" x 8'2")

Double glazed window to front and side. Radiator. Coved ceiling.

Family Bathroom

Velux window. Modern white suite comprising low level WC. Vanity wash hand basin with storage below and mixer taps. Large walk in shower. Heated chrome effect towel rail. Extractor fan. Tiled flooring. Fully tiled walls. Inset spotlights.

Landing

Double glazed full height window to front. Air conditioning unit and heater. Access to loft hatch. Stairs to ground floor. Coved ceiling.

EXTERIOR

Front Garden

Block paved driveway providing parking for 5/6 cars. Access to front door. Side gate leading to rear garden.

Rear Garden

A secluded and well maintained rear garden commencing with a large recently paved patio area. Artificial grass. Outside lighting. Outside tap. Shed to remain. Fencing to boundaries. Access to side.

Services

Gas central heating. Mains water and drainage.

Viewings

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





