

Paul Mason Associates



Weale Close, Hatfield Peverel, Essex, CM3 2FG  
Guide price £575,000



- Highly sought after development, Built in 2022 by Countryside
- Maintained by the current sellers to a high specification throughout
- Four good size bedrooms
- Ensuite and dressing room to master bedroom, plus family bathroom and ground floor cloakroom
- 20'7 x 11'8 lounge plus separate 13' x 11'10 dining room
- Modern 18'3 x 10'7 kitchen/breakfast/family room plus separate utility room
- Low maintenance secluded rear garden
- Garage and driveway providing off street parking, located to the rear of the property
- Easy access to A12 and just over half a mile to the train station
- EPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	84
EU Directive 2002/91/EC			

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

Built in 2022 by Countryside, is this splendid four bedroom detached family home which has been maintained to a high specification throughout by the current sellers. The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the village amenities, A12 and Chelmsford City Centre. To the first floor the accommodation comprises four good size bedrooms with dressing room and en-suite shower room to master bedroom plus separate family bathroom. The ground floor boasts a splendid open plan 18'3 x 10'7 kitchen/breakfast/family room integrated appliances and French doors leading to the garden, 20'7 x 11'8 lounge, separate dining room, utility room and cloakroom/WC. To the rear of the property is a a driveway providing off street parking leading to the garage, a well maintained secluded low maintenance rear garden and gas central heating. INTERNAL VIEWING STRONGLY ADVISED.



Location.....

The property is 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 within easy access, 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 Hall

Cloakroom

Lounge

6.28m x 3.56m (20'7" x 11'8" )

Dining Room

3.97m x 3.61m (13'0" x 11'10" )

Kitchen/Breakfast/Family Room

5.58m x 3.24m (18'3" x 10'7" )

Utility Room

1.95m x 1.87m (6'4" x 6'1" )

FIRST FLOOR

Bedroom One

3.72m x 3.61m (12'2" x 11'10" )

Dressing Room

2.45m x 1.79m (8'0" x 5'10" )

Ensuite Shower Room

Bedroom Two

3.41m x 3.23m (11'2" x 10'7" )

Bedroom Three

3.25m x 3.00m (10'7" x 9'10" )

Bedroom Four

3.27m x 2.45m (10'8" x 8'0" )

Family Bathroom

Landing

EXTERIOR

Rear Garden

Detached Garage

### Off Street Parking

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

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.

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.





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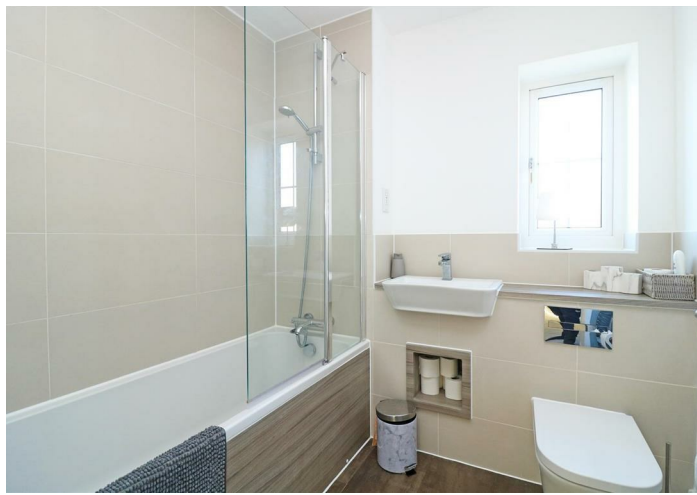
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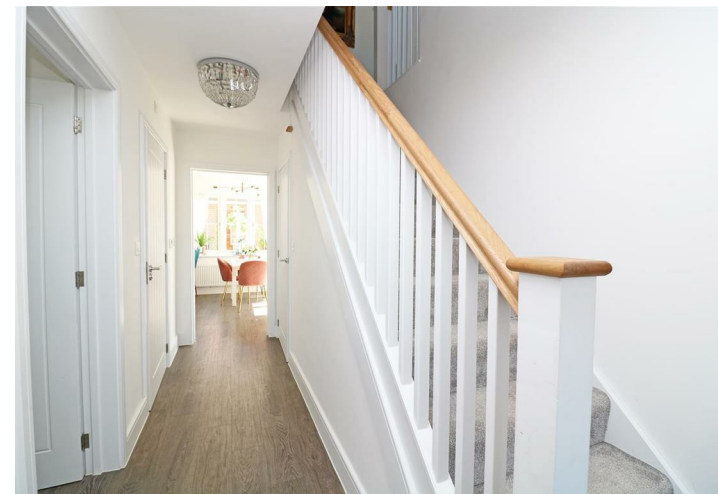
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