

Paul Mason Associates



Stock Road, Stock, Ingatestone, CM4 9PH  
Offers in excess of £800,000



- Detached Three Bedroom Property On The Fringe Of Stock
- Dual Aspect Lounge
- Open Plan Kitchen / Dining / Family Room Plus Utility Room
- Well Appointed Kitchen With Central Island
- Family / Dining Area With Bi-Folding Doors Opening To The Rear Patio & Garden
- En-Suite To Master Bedroom
- Spacious Landing With Room For Study Area
- Fully Enclosed Landscaped Rear Garden
- Gated, Gravel Driveway Offering Parking For Numerous Vehicles
- Conveniently Located In Between Stock & Billericay

*\*NO CHAIN\** Gary Townsend at Paul Mason Associates offers a wonderful, modern built property to a high specification conveniently positioned in between Stock and Billericay. Approached via a gravel driveway the property offers two large reception rooms off a spacious central entrance hall, which also provides access to the ground floor cloakroom and open plan modern fitted kitchen with large central island. The first floor landing is spacious, with room for a study area, and leads to the three bedrooms, of which the master has en-suite facilities. Externally the property also boasts a landscaped rear garden, ideal for entertaining.

All village facilities, including Stock primary school & Mayflower secondary, are within easy reach, plus bus services to Chelmsford and Billericay, both of which offer mainline rail services to London.

Foxhunters, Stock Rd, Stock, CM4 9PH

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

## ACCOMMODATION

### DISTANCES

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, part panelled walls, coat cupboard, Amtico flooring with underfloor heating and a smooth coved ceiling with sunken spotlights.

#### Cloakroom

Part panelled walls, LLWC, vanity wash hand basin, Amtico flooring with underfloor heating, and smooth ceiling with sunken spotlights.

#### Kitchen Area

4.70m x 4.41m (15'5" x 14'5")  
Two double glazed windows to the front aspect, range of modern base and wall units with granite work surfaces incorporating a sink and drainer unit, built-in electric double oven and induction hob with extractor over, integrated fridge/freezer and dishwasher, central island with breakfast bar, Amtico flooring with underfloor heating and smooth coved ceiling with sunken spotlights.

#### Utility

2.97m x 2.02m (9'8" x 6'7")  
Range of modern base and wall units with granite effect work surface incorporating a single bowl sink drainer unit with central

mixer tap, space for washing machine and fridge, boiler in cupboard, Amtico flooring and smooth ceiling. Glazed door to rear.

#### Lounge

6.44m x 2.97m (21'1" x 9'8")  
A dual aspect room with double glazed windows to front and rear aspect, part panelled walls, carpet flooring with underfloor heating and smooth coved ceiling with sunken spotlights.

#### Family / Dining Area

6.53m x 4.71m (21'5" x 15'5")  
Open plan to the Kitchen, double glazed windows to side, Amtico flooring with underfloor heating and smooth coved ceiling with sunken spotlights. French doors opening to the rear patio and garden.

### FIRST FLOOR

#### Landing & Study Area

Velux window to front, part panelled walls, radiator, storage cupboard, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom One

5.20m x 3.00m (17'0" x 9'10")  
Double glazed window to front and Velux to rear, radiator, eaves storage, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom One En-Suite

Open plan to the bedroom, range of fitted wardrobes, shower cubicle, LLWC, pedestal wash hand basin with tiled splashback, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom Two

5.26m x 4.17m (17'3" x 13'8")  
Double glazed window to rear, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Bedroom Three

3.39m x 2.75m (11'1" x 9'0")  
Currently used a Dressing Room, double glazed windows to front to front, range of built-in wardrobes, radiator, carpet to floor and smooth ceiling with sunken spotlights.

#### Family Bathroom

Shower cubicle, part panelled walls, bath with central mixer tap plus shower attachment, LLWC, pedestal wash hand basin with tiled splashback, heated towel rail, tile flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Driveway & Parking

The property is approached via a gated, gravel driveway which offers parking for numerous vehicles.

#### Rear Garden

The rear garden commences with a patio area which wraps around the rear of the property providing various areas for al-fresco dining and entertaining. The patio seamlessly links into a lawn area with flower and shrub borders. There is external power and lighting fitted plus an outside tap and access gate to front.

#### 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.





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