



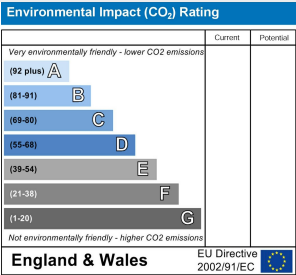
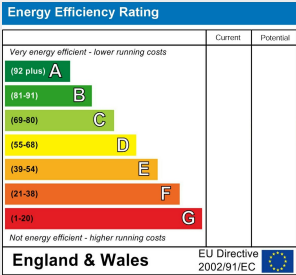
Paul Mason Associates

Ranulph Way, Hatfield Peverel, Essex, CM3 2RN  
Guide price £800,000



- Detached family residence backing onto allotments
- Five double bedrooms
- Two ensembles
- First floor family bathroom and ground floor cloakroom
- Open plan living area including contemporary kitchen/breakfast room
- Large sitting room with vaulted ceilings and bifold doors to the rear garden
- Lounge and dining room
- Landscaped rear garden and ample parking to the front
- Garage
- EPC - TBC

A substantial detached family residence which has been extended and modernised by the current vendors and includes a large open plan living area to the rear with vaulted ceiling and bifold doors opening to the rear garden. The property has a host of improvements including a refitted contemporary kitchen, family bathroom, ensuite and ground floor cloakroom. The accommodations comprises five double bedrooms with two ensembles plus a family bathroom to the first floor. The ground floor living space is approached via an entrance hall leading to the versatile accommodation. To the rear of the property is a large kitchen/breakfast room, which leads into the dining room and wonderful sitting room as mentioned before, plus an additional reception room which could be a separate lounge or play room. The property is set back from the road with a large block paved driveway providing ample parking with access to the single garage. The rear garden is ideal for entertaining, landscaped to provide a large paved patio area and raised decking area with pergola over and retractable shade cover. The residence is situated in a cul-de-sac close to the local school and backing onto allotments. The village has a host of amenities including shops, doctors, dentist and station with trains in to London Liverpool Street.



## Distances

Hatfield Peverel Railway Station - 1 mile

A12 Northbound - 0.7 miles

A12 Southbound - 0.9 miles

St Andrews Primary School - 0.1 miles

Chelmsford Town Centre - 8 miles

London Stansted Airport - 22.2 miles

(All mileages are approximate)

## Accommodation

### GROUND FLOOR

#### Entrance Lobby

Part glazed entrance door and side screens. Oak flooring and door to:

#### Entrance Hall

Stairs to first floor. Oak flooring. Coved ceiling with inset ceiling lights. Built in storage cupboard and door to garage.

#### Lounge

6.38m x 3.41m (20'11" x 11'2")

Window to front. Coved ceilings with inset ceiling lights. Oak flooring.

#### Dining Room

4.33m x 4.22m max (14'2" x 13'10" max)

Oak flooring. Obscure full height window to side. Coved ceilings and inset ceiling lights.

#### Kitchen/Breakfast Room

6.69m x 4.95m max (21'11" x 16'2" max)

Two windows side. Refitted contemporary units fitted to eye and base level finished with square edge work surfaces and matching surrounds. Island unit with breakfast bar to both sides. One and a half bowl sink unit with drainer and mixer taps. Built-in double oven, hob and extractor. Integrated dishwasher. Space for fridge/freezer and washing machine. Tiled floor with underfloor heating. Coved ceilings with inset ceiling lights.

#### Sitting Room

7.84m x 5.41m max (25'8" x 17'8" max)

Bifold doors to the rear garden with feature window over reaching

up into the vaulted ceiling, full height windows to rear and two windows to side. Oak flooring.

#### Cloakroom

Obscure window to side. White suite comprising insert wash hand basin with vanity unit below and low-level WC. Tiled walls and floor. Heated towel rail. Coved ceilings with inset ceiling lights.

### FIRST FLOOR

#### Landing

Stairs to ground floor. Coved ceilings. Access to loft space and airing cupboard housing hot water cylinder.

#### Bedroom One

4.52m x 3.79m max (14'9" x 12'5" max)

Window to rear with distant views. Coved ceiling. Built-in wardrobe and door to:

#### Ensuite

Tiled walls and floor. White suite comprising enclosed shower cubicle, pedestal wash hand basin and low-level WC. Heated towel rail. Inset ceiling lights.

### Bedroom Two

4.47m x 3.97m (14'7" x 13'0")

Window to front and coved ceilings. Built-in wardrobe. Door to:

### Ensuite

Tiled shower cubicle, space for wash hand basin and low-level WC. Obscure window to side, heated towel rail. Inset ceiling lights.

### Bedroom Three

4.38m x 2.38m (14'4" x 7'9")

Window to rear with distant views. Coved ceilings.

### Bedroom Four

3.85m x 2.40m (12'7" x 7'10")

Window to front. Built-in storage cupboard and coved ceilings, dado rail.

### Bedroom Five

3.47m x 2.34m (11'4" x 7'8")

Window to rear with distant views. Coved ceilings and dado rail, built-in storage cupboard.

## EXTERIOR

### Front Garden

Five bar gate to front leading to a block paved driveway providing ample parking with access to the garage and entrance door. Gate to side. Outside lighting.

### Single Garage

4.88m x 3.94m (16'0" x 12'11")

Roller door to front. Light and power connected. Door to rear.

### Rear Garden

Commencing with a large paved patio area and raised decking area to side with pergola over and retractable shade. Reminder laid to lawn. Raised display beds with sleepers. Access to front via side gate. Outside lighting and tap.

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

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.





**Paul Mason** Associates

35 The Street  
Latchingdon  
Chelmsford  
Essex  
CM3 6JP  
T: 01621 742 310

Bruce House  
17 The Street  
Hatfield Peverel  
Chelmsford  
CM3 2DP  
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: [info@paulmasonassociates.co.uk](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://www.paulmasonassociates.co.uk)

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP







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