

Paul Mason Associates



Birkdale Rise, Hatfield Peverel, Essex, CM3 2JT  
Guide price £525,000

- Built by Messrs David Wilson Homes in 2022
- Beautifully presented three bedroom detached house
- Master bedroom with built in wardrobes and ensuite shower room
- Family bathroom and ground floor cloakroom
- 17'11 x 9'5 kitchen/dining room with a range of appliances, French doors to the garden and separate utility room
- 17'10 x 10'4 lounge
- Large detached outbuilding with power and light connected, ideal for working from home or as a studio/salon.
- Beautifully landscaped rear garden
- Block paved driveway providing off street parking
- EPC - B

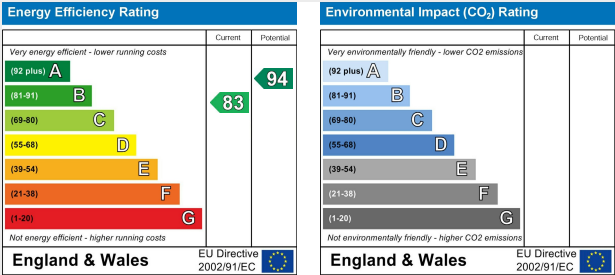
Built by Messrs David Wilson Homes in 2022, within the popular Mortimer Place development, is this spacious and beautifully presented three bedroom detached house, finished to a high specification throughout. The property is ideally positioned just over half a mile from the train station with direct links to London Liverpool Street and also with easy access to the A12 and Chelmsford City Centre, along with the many village amenities.

To the ground floor the accommodation comprises a spacious entrance hall, cloakroom/WC, 17'10 x 10'4 lounge, modern 17'11 x 9'5 kitchen/dining room with a range of appliances and French doors to the garden and separate utility room.

The first floor boasts a master bedroom with built in wardrobes and ensuite shower room, two further good size bedrooms and family bathroom.

Externally the property benefits from a beautifully landscaped rear garden with extensive secluded patio areas. There is also a large detached outbuilding with power and light connected, ideal for working from home or as a studio/salon. Off street parking is provided via a block paved driveway.

An internal viewing is highly recommended.



### 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

5.44m x 3.15m (17'10" x 10'4" )

Kitchen/Dining Room

5.47m x 2.88m (17'11" x 9'5")

Utility Room

#### FIRST FLOOR

Bedroom One

4.04m x 3.76m max (13'3" x 12'4" max )

Ensuite Shower Room

Bedroom Two

3.33m x 2.98m (10'11" x 9'9" )

Bedroom Three

2.71m x 2.26m (8'10" x 7'4" )

Family Bathroom

Landing

### EXTERIOR

Detached Outbuilding - Office/Studio

Landscaped Rear Garden

Off Street Parking For Two Cars

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas central heating

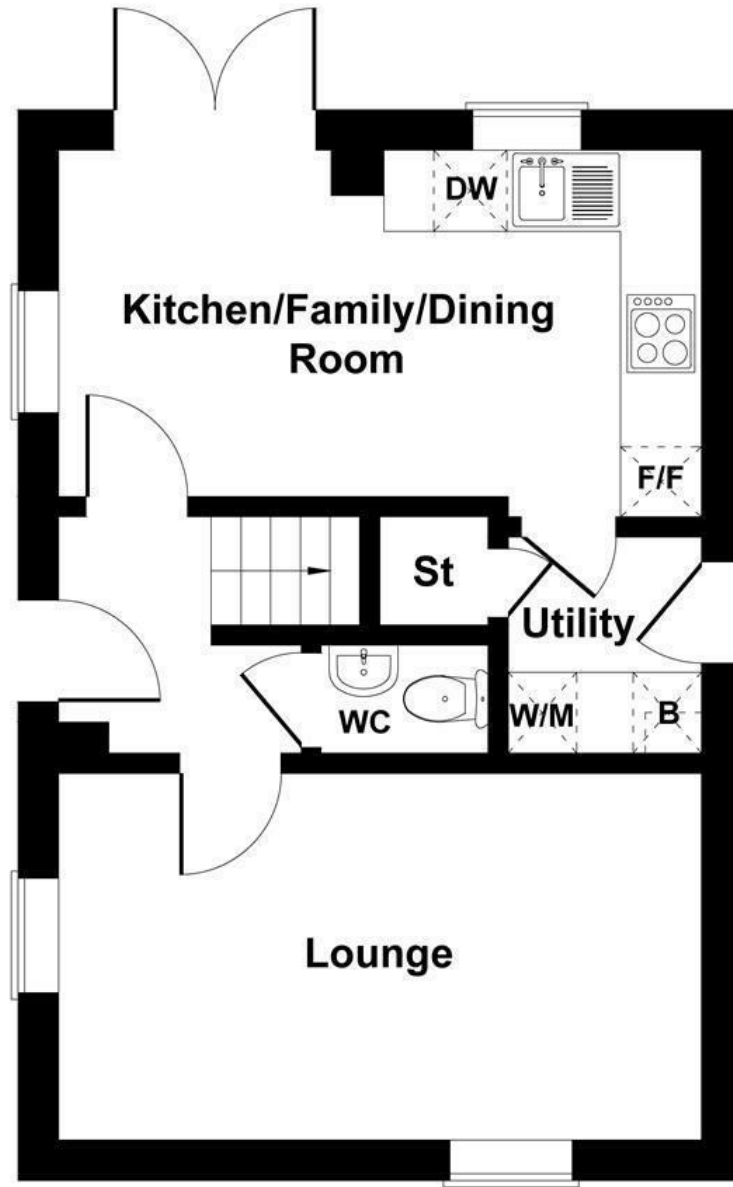
Local Authority - Braintree

### Viewings

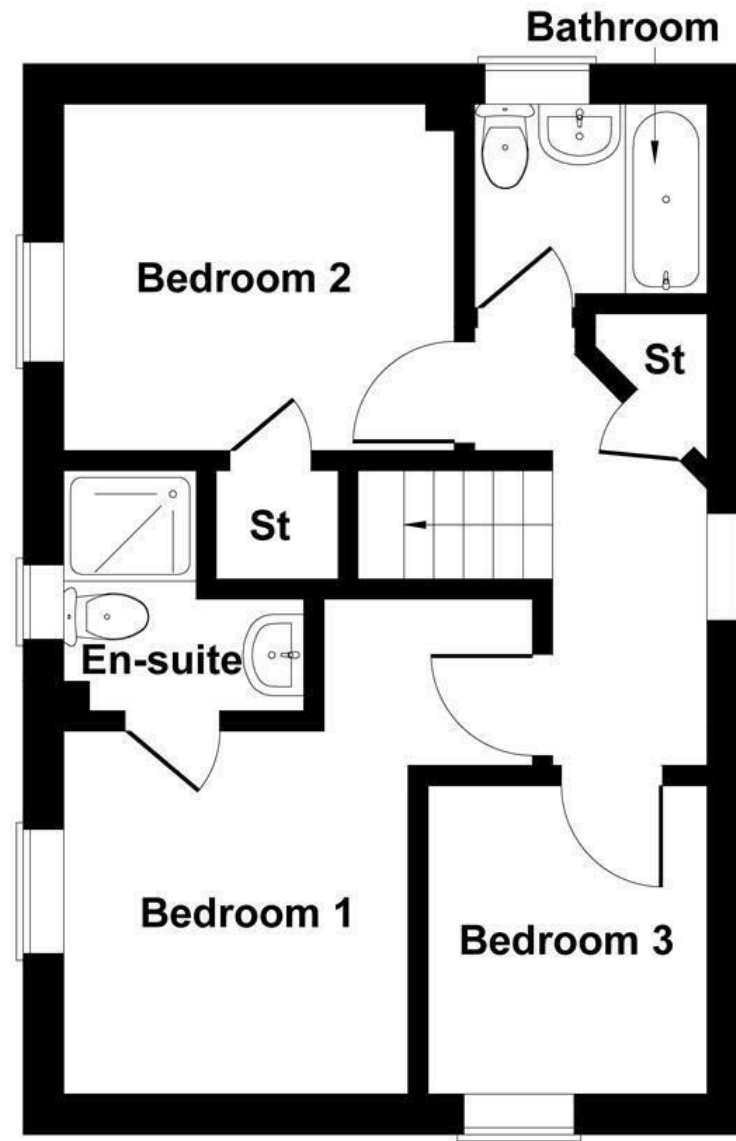
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

### 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.



**GROUND FLOOR**



**FIRST FLOOR**



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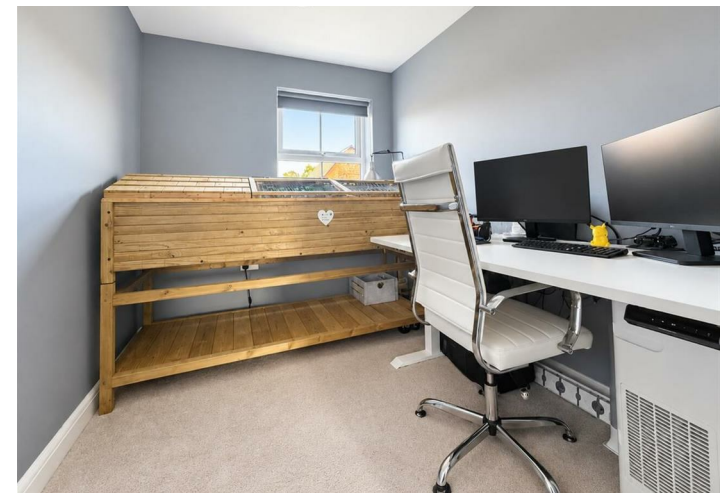
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