

Paul Mason Associates



Loves Walk, Writtle, Chelmsford, CM1 3JF

Guide price £474,995

- Extended, Two Double Bedroom Semi-Detached Home
- Positioned In The Heart Of Writtle Close To School & Village Green on No Through Road
- Kitchen / Breakfast Room | Master Bedroom With Air-Conditioning/Heating Unit
- Lounge / Dining Room Opening To The Rear Garden (with air-conditioning/heating unit)
- Snug With Log Burner
- Modern Fitted Bathroom With Roll Top Bath
- Detached Home Office With Air Conditioning/Heating Unit
- Extensive Parking For Multiple Viewings
- Landscaped Front and Rear Gardens
- Internal Inspection Highly Advised

Gary Townsend at Paul Mason Associates offers this immaculately presented and sympathetically extended two-double-bedroom home combines period character with modern living, set in a quiet no-through road in the heart of the highly regarded village of Writtle. The property offers generous and flexible ground-floor accommodation, a detached air-conditioned home office ideal for modern working, extensive off-street parking, and a beautifully landscaped rear garden — a rare combination in this location.

Writtle is a historic and much-loved village positioned to the south-west of Chelmsford, renowned for its picturesque village green with duck pond, Norman church and strong sense of community. The village provides a wide range of amenities including independent shops, a post office, butcher, tea rooms, supermarket, and a selection of highly regarded pubs and restaurants. Excellent local schooling is available from pre-school through to senior level, and the village is also home to Writtle College, part of Anglia Ruskin University.

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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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

DISTANCES

Writtle Junior & Infant School: 0.2 mile
Hylands Park: 0.8 mile
Chelmsford Station: 3.1 miles
Ingatestone Station: 7.5 miles
M25: 12.4 miles
Stansted Airport: 17.1 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Double glazed windows to side, radiator, tiled flooring and smooth ceiling..

Breakfast Area

2.72m x 2.43m (8'11" x 7'11")
Open plan to the kitchen, radiator, part panelled walls and exposed beams to ceiling.

Kitchen

3.97m x 2.09m (13'0" x 6'10")
Double glazed window to rear aspect, range of matching base and wall units with oak work surfaces, incorporating a one and a half bowl sink drainer unit with central mixer tap and tiled splashback, Foster & Paykel range cooker, space for American fridge freezer, washing machine and dishwasher, wall mounted boiler in cupboard, tiled flooring and exposed beams to ceiling.
Stable door to rear.

Snug

3.87m x 3.65m (12'8" x 11'11")
A characterful room with double glazed window to front with plantation shutter fitted, part panelled walls, log burner, radiator, wooden flooring and exposed beams to the walls and ceiling.

Lounge / Dining Room

6.90m x 2.89m (22'7" x 9'5")
A flexible, dual aspect space with double glazed window to front with plantation shutters fitted, air conditioning/heating unit, radiator, part panelled walls, wooden flooring and coved ceiling. French doors open to the rear patio and garden.

Bathroom

Opaque double glazed window to rear, fully tiled, roll top bath with shower attachment, LLWC, pedestal wash hand basin, radiator, extractor fan, tiled flooring and smooth ceiling.

FIRST FLOOR

Landing

Double glazed window to rear, carpet to floor and loft hatch to ceiling.

Bedroom One

3.80m x 3.32m (12'5" x 10'10")
Double glazed window to front with plantation shutters fitted, air conditioning/heating unit, built-in

cupboards, radiator, carpet to floor and smooth ceiling.

Bedroom Two

4.70m x 2.76m (15'5" x 9'0")
Double glazed windows to front and rear with plantation shutters fitted, radiator, carpet to floor and smooth ceiling.

EXTERIOR

Home Office

3.37m x 2.20m (11'0" x 7'2")
The detached Home Office is positioned at the end of the garden and offers a quiet, comfortable work space. Fully insulated and benefitting from an air conditioning/heating unit plus double glazed windows and doors, this room also has power and lighting fitted and laminate flooring plus a tongue & groove ceiling.

Utility Room

Positioned off the rear of the property and accessed via a covered area, this space could be used for a variety of functions, and is currently used as the Utility Room.

Driveway & Parking

A particular feature of the property is the generous size of the front garden and driveway which provides parking for approximately five vehicles, whilst also having a selection of trees

and plants which provides a green and tranquil outlook from the property.

Gardens

The landscaped rear garden commences with a covered decked area accessed from the kitchen, adjacent to the utility room. From here you step onto a large patio which offers the ideal space for al-fresco dining and entertaining and which adjoins the level lawn which has well stocked borders and planting. To the rear of the plot is a spacious workshop with power and lighting fitted, plus the Home Office.

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.



Paul Mason Associates

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