

Paul Mason Associates



Purcell Cole, Writtle, Chelmsford, CM1 3NB

Guide price £640,000

- NO ONWARD CHAIN
- Three Bedroom Detached Family Home
- Spacious Lounge
- Dining Room
- Study
- Fitted Kitchen
- Family Bathroom With Roll Top Bath Plus Separate Shower
- Garage Plus Driveway
- Well Stocked Front & Rear Gardens
- Situated On A Sought After Cul-de-Sac Within Walking Distance Of All Village Amenities

NO CHAIN! Gary Townsend at Paul Mason Associates offers a well presented three bedroom detached home on a sought after turning in the heart of Writtle village. To the ground floor the property offers a spacious lounge with fireplace, dining room, study, fitted kitchen and a cloakroom. The first floor offers three bedrooms plus a well appointed bathroom with roll top bath and separate shower. In addition, there is an attached garage and well stocked front and rear gardens.

The quiet cul-de-sac of Purcell Cole is within walking distance of The Green and all the village amenities. Writtle offers a selection of pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also benefits from delightful countryside walks as well as the neighbouring Hylands House and Parkland. Chelmsford City is in close proximity for more extensive shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

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Ground Floor



First Floor

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

Chelmsford Station: 3.2 miles
Ingatestone Station: 6.2 miles
A12: 4 miles
M25: 13 miles
Stansted Airport: 18 miles

ACCOMMODATION

GROUND FLOOR

Lobby

Tiled flooring and smooth ceiling with sunken spotlight. Door to Inner Hallway

Inner Hallway

Stairs to first floor, radiator, carpeted flooring and smooth coved ceiling.

Lounge

5.34m x 5.23m (max) (17'6" x 17'1" (max))
Double glazed bay window to front, open fireplace, radiator, carpet to floor and coved ceiling.

Study

3.42m x 1.13m (11'2" x 3'8")
Double glazed window to rear, carpeted flooring and vaulted ceiling with Velux window..

Kitchen

4.05m x 2.86m (13'3" x 9'4")
Double glazed windows to rear aspect, range of oak Shaker

style base and wall units incorporating a one and a half bowl sink drainer unit with central mixer tap and tiled splashback, 6 ring Rangemaster cooker with extractor over, integrated fridge, dishwasher and washing machine, larder cupboard, tiled flooring and smooth coved ceiling with sunken spotlights.

Dining Room

3.86m x 2.31m (12'7" x 7'6")
Radiator, carpeted flooring and coved ceiling. French doors opening to the rear garden and door to garage.

Cloakroom

Opaque window to rear, low level WC, wash hand basin with tiled splashback, radiator, wall mounted boiler, tiled flooring and smooth coved ceiling.

FIRST FLOOR

Landing

Opaque double glazed window to side, airing cupboard, carpeted flooring and coved ceiling with loft hatch fitted.

Bedroom One

3.66m x 2.90m (12'0" x 9'6")
Double glazed window to front, built-in cupboard, radiator,

carpeted flooring and coved ceiling.

Bedroom Two

3.87m x 2.86m (12'8" x 9'4")
Double glazed window to rear, built-in cupboard, radiator, carpeted flooring and coved ceiling.

Bedroom Three

2.72m x 2.22m (8'11" x 7'3")
Double glazed window to front, radiator, carpeted flooring and coved ceiling.

Family Bathroom

Opaque window to rear, fully tiled, shower cubicle, roll top bath with central mixer tap, low level WC, wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Driveway & Garage

The property has a driveway that leads to a wider than average integral garage with up and door and has power and lighting fitted plus access doors to the dining room and rear garden.

Front & Rear Gardens

The property has well stocked front and rear gardens with a

variety of ornamental planting creating a calm and tranquil plot. The front garden has a pathway that leads to the front door and is flanked via a level lawn with flower beds. The rear garden is mainly laid to lawn and also has a small patio area, storage shed, plus well stocked borders and a variety of trees.

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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