

Paul Mason Associates



The Pastures, Hatfield Peverel, Essex, CM3 2FX

Guide Price £325,000 - £350,000

- Modern two-bedroom end-terrace home built by Bellway Homes in 2022
- Quiet cul-de-sac position shared with only six other properties
- Walking distance to Hatfield Peverel station with direct links to London Liverpool Street
- Spacious lounge featuring a stylish modern media wall
- Contemporary kitchen/diner with integrated appliances and double doors to the garden
- Two good-sized bedrooms, both benefiting from fitted wardrobes
- Three piece family bathroom and downstairs cloakroom
- Well-presented rear garden with patio, lawn, raised decking area and shed
- Car port providing parking for two vehicles, with potential for additional storage
- EPC - B

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	97	(92 plus) A	
(81-91) B	83	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

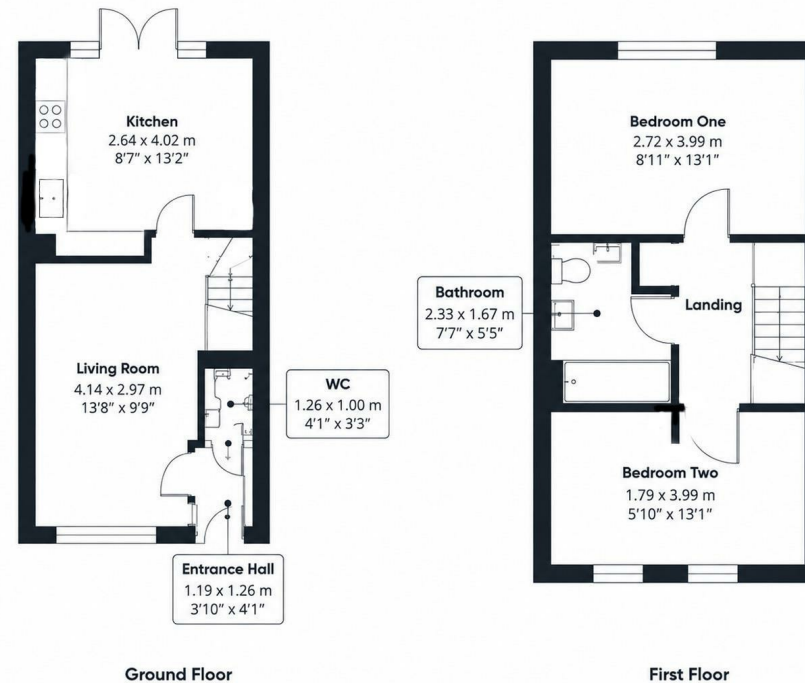
****GUIDE PRICE £325,000 - £350,000****.....Situating on the modern and sought-after Old Dairy Approach development, built by Bellway Homes in 2022, is this well-presented two-bedroom end-terrace property which offers stylish and comfortable living in a convenient location. The home is close to local amenities and within walking distance of Hatfield Peverel station, which provides direct links into London Liverpool Street.

The property is entered via a welcoming entrance hall, leading through to a spacious lounge with windows to the front bringing in lots of natural light. From here, the accommodation flows into a contemporary kitchen/diner, fitted with a range of integrated appliances and offering plenty of storage. Double doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family living. A convenient, spacious cloakroom finishes the ground floor.

Upstairs, there are two good-sized bedrooms, both benefiting from fitted wardrobes, along with a well-appointed three-piece family bathroom comprising a bath with shower overhead. The property has been well maintained throughout and is tastefully decorated in a modern style.

Externally, the rear garden features a patio area directly outside the kitchen/diner, perfect for seating, with the remainder laid to lawn. To the rear of the garden is a raised decking area, providing further seating space, along with a shed for storage. There is also useful side access leading to the front of the property.

To the front, the property benefits from a car port providing parking for two vehicles, which could also be used for additional storage if required. The Pastures is a quiet cul-de-sac, shared with only six other properties, making this an ideal home for buyers seeking a modern property in a peaceful yet well-connected location.



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.

ACCOMMOATION

GROUND FLOOR

Entrance Hall

1.44m x 1.28m (4'8" x 4'2")

Cloakroom

1.38m x 1.00m (4'6" x 3'3")

Lounge

4.20m x 2.93m (13'9" x 9'7")

Kitchen/Diner

4.00m x 3.38m max (13'1" x 11'1" max)

FIRST FLOOR

Landing

2.92m x 2.04m (9'6" x 6'8")

Bedroom One

3.05m x 2.75m (10'0" x 9'0")

Family Bathroom

2.35m x 1.89m max (7'8" x 6'2" max)

EXTERIOR

Rear Garden

Car Port for 2 Vehicles

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.



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