

Paul Mason Associates



Petworth Close, Great Notley, Essex, CM77 7XS
Guide price £800,000

- Three Storey Detached Family Home
- Four / Five Double Bedrooms
- Vaulted Retreat / Teenager Lounge
- 25ft Lounge / Dining Room
- Kitchen / Breakfast Room
- Top Floor Master Suite With Shower Room
- Galleried Landings
- Converted Double Garage
- Highly Desirable Location
- Close To All Village Amenities & 50 Acre Country Park

Gary Townsend at Paul Mason Associates offers a wonderful property set on Great Notley’s most prestigious turning, and only a short walk to the 50 acres of Discovery Park, this five bedroom three storey property offers a wealth of flexible living accommodation to fit any family size. Along the rear of the property is the Great Room, with solid fuel burner and benefitting from three sets of French doors opening to the rear garden creating a wonderful entertaining environment. A particular feature of property is the Retreat room with its double height glazed wall plus and vaulted ceiling. The master suite lies on the top floor of the property giving it a peaceful feel, whilst the other bedrooms and bathrooms can be found on the first floor. Finally, there is also the added bonus of the Games Room (converted garage) which could also be used a private study, or to meet clients due to its potential separate access.

The property itself lies within walking distance of all the Great Notley Village amenities, which includes a doctors surgery, veterinary practice, dental surgery, Tesco superstore, public house, hair salon, but to name a few. As previously mentioned, there is 100 acres of parkland close by, plus excellent road access to the A120 (leading to Stansted airport & M11), and A131 to Great Leighs racecourse and Chelmsford.

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Produced by Elements Property

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			
EU Directive 2002/91/EC		68	76
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

DISTANCES:

Chelmsford Station: 10 miles (Liverpool Street from 34 mins)
Braintree Station: 3 miles
Witham Station: 8.6 Miles
Stansted Airport: 16 miles
(All distances are approximate)

ACCOMMODATION:

GROUND FLOOR:

Entrance Hall

Stairs to first floor, smoke detector, radiator, understairs storage cupboard plus additional coat cupboard, Amtico flooring and smooth coved ceiling.

Cloakroom

Opaque double glazed window to side, low level WC, pedestal wash hand basin with tiled splashbacks, radiator, extractor fan, Amtico flooring and smooth coved ceiling.

Kitchen / Breakfast Room

(4.16m x 3.28m) ((13'7" x 10'9"))
Double glazed bay window to front, range of matching base and wall units with granite and solid wood work surfaces incorporating a butlers sink with tiled splashbacks, space for range cooker, integrated double fridge/freezer and dishwasher, telephone point, tiled flooring and smooth coved ceiling with sunken spotlights and sunken speakers. Glazed double doors to Dining Area.

Utility Room

(3.86m x 2.06m) ((12'7" x 6'9"))
Double glazed window to rear, range of base and wall units with work surfaces and sink with central mixer taps and tiled splashbacks, space for washing machine and tumble dryer, wall mounted boiler, radiator, tiled flooring and smooth ceiling. Door to rear and Games Room.

Lounge / Dining Room

(7.75m x 4.42m) ((25'5" x 14'6"))
Double glazed windows to rear and both sides with a wonderful stone fireplace surround and generous solid fuel burner with stone hearth, connection for multi-room hi-fi, television point, telephone point, Karndean flooring and smooth coved ceiling with sunken speakers. There are also three sets of French double doors opening to the rear patio and garden.

Games Room / Home Office

(5.26m x 3.81m) ((17'3" x 12'5"))
This room has been converted from the integral double garage to create a wonderful entertaining space, which could also be used as a home office to meet clients. Separate access is available and it could also be easily returned to an original garage.

FIRST FLOOR:

Retreat / Teenager Lounge

(5.28m x 5.03m) ((17'3" x 16'6"))
A spectacular room with feature full height double glazed window to one gable end, double window to rear, air conditioning unit, television point, telephone point, laminate flooring and vaulted smooth ceiling with spotlights.

Galleried Landing

Double glazed window to front, smoke detector, radiator, airing cupboard, storage cupboard, carpet to floor and smooth coved ceiling.

Bedroom Two

(5.33m x 2.82m) ((17'5" x 9'3"))
Double glazed windows to rear, radiator, built-in wardrobes, telephone point, television point, carpet to floor and smooth coved ceiling with sunken spotlights and sunken speakers. French doors opening to a small balcony.

En-Suite

Opaque double glazed window to side, double shower, low level WC, pedestal wash hand basin with tiled splashbacks, shaver point, extractor fan, radiator, tiled flooring and smooth ceiling with sunken spotlights and sunken speakers.

Bedroom Three

(3.73m x 3.17m) ((12'2" x 10'4"))
Double glazed window to front, built in wardrobes, radiator, telephone point, television point, laminate flooring and smooth coved ceiling.

Bedroom Four

(2.84m x 2.34m) ((9'3" x 7'8"))
Double glazed window to rear, radiator, range of fitted bookshelves, telephone point, television point, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque double glazed window to side, roll top bath with central mixer taps and shower attachment over, low level WC, wall hung wash hand basin with tiled splashbacks, shaver point, extractor fan, heated towel rail, tiled flooring and smooth ceiling.

SECOND FLOOR:

Galleried Landing

Double glazed window to front, access to boarded loft, radiator, carpet to floor and smooth ceiling.

Master Bedroom

(5.28m x 5.05m) max ((17'3" x 16'6") max)
Double glazed feature window to side and Velux to front, radiator, carpet to floor and smooth ceiling with sunken spotlights.

Dressing Room

(2.59m x 2.29m) ((8'5" x 7'6"))
Extensive wardrobe and hanging space, plus space in eaves for further storage.

En-Suite

Velux window to rear, large shower, low level WC, pedestal wash hand basin with tiled splashbacks, shaver point, extractor fan, radiator, Amtico flooring and smooth ceiling.

EXTERIOR:

Front Garden

There is a pathway leading to the front door with flowers and shrubs and outside lighting fitted.

Rear Garden

The landscaped rear garden is part walled, part fenced and commences with a large patio area with pergola over then leads to the lawn area which benefits from well stocked borders with architectural lighting fitted, outside tap and external sockets and lighting. There is also a large storage shed to the side of the property and gated access to front.

Garage & Driveway

Block paved driveway with parking for four/five vehicles.

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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