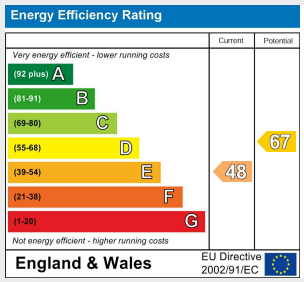
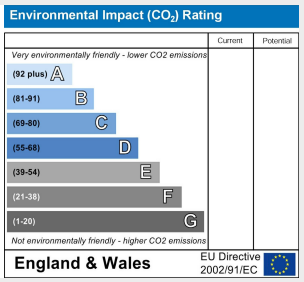
Paul Mason Associates

Manor Road, Hatfield Peverel, Essex, CM3 2LZ

Guide price £600,000

- Highly sought after cul-de-sac location within Nounsley
- Four bedroom link detached family home
- Large reception hall which serves the downstairs rooms and stairs to first floor
- Two double bedrooms downstairs, one with an en-suite WC
- Open plan family room consisting of lounge, dining room and modern fitted kitchen
- Two further double bedrooms upstairs
- Modern three piece family bathroom upstairs plus wet room on the ground floor
- 65' x 38' landscaped rear garden which is not overlooked and well maintained
- Double length garage and driveway providing ample parking for numerous vehicles
- EPC - E





Guide Price £600,000-£650,000

This spacious four-bedroom link detached family home is located in the semi-rural village of Nounsley, within easy reach of the heart of Hatfield Peverel and its local village amenities and train station with direct links to London Liverpool Street.

The property has been extended and completely refurbished by the present sellers to a high standard throughout. The property is entered via a generous reception hall with useful storage for coats and shoes. The ground floor offers two large double bedrooms, including a principal bedroom with an en-suite WC. The second bedroom is currently used as an office/sitting room and benefits from fitted wardrobes. A three-piece wet room also serves the ground floor.

To the rear of the home is a bright and spacious open-plan family area, incorporating a lounge and dining area with an open aspect into the modern fitted kitchen. The recently re-fitted kitchen opens features a range of integrated appliances and benefits from a separate utility room. The lounge and kitchen benefit from French doors opening onto the rear garden, creating a lovely connection between the indoor and outdoor spaces. Upstairs, there are two further large double bedrooms, both bringing in natural light from the velux windows, and served by a modern three-piece family bathroom. The property also benefits from newly installed windows throughout.

Externally, the landscaped rear garden is a real feature of the property, offering a private and non-overlooked setting. The garden is mainly laid to lawn, with a large patio seating area ideal for outdoor dining and relaxation. To the front, the double length garage opens up to the driveway which provides ample off-road parking.

An early viewing is strongly advised to avoid disappointment.

Location...

The property is located in the delightful village of Nounsley on the outskirts of Hatfield Peverel, which is 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

Reception Hall
5.06m x 3.47m (16'7" x 11'4")

Family Room
6.86m x 5.8m (22'6" x 19'0")

Kitchen
4.10m x 3.16m (13'5" x 10'4")

Utility Room
2.61m x 2.26m (8'6" x 7'4")

Bedroom
3.57m x 2.75m (11'8" x 9'0")

En-Suite WC

Bedroom
3.58m x 3.36m + wardrobes (11'8" x 11'0" + wardrobes)

Wet Room

FIRST FLOOR

Bedroom
3.97m x 3.93m (13'0" x 12'10")

Bedroom
4.48m x 3.91m (14'8" x 12'9")

Family Bathroom

EXTERIOR

Rear Garden - 65' x 38' max
A secluded and well maintained garden commencing with a large paved patio area. Remainder laid to lawn with various flowers and shrubs. Fencing to boarders. Timber framed shed to remain. Oil tank. Access to side.

Double Length Garage
9.98m x 2.59m (32'8" x 8'5")
Up and over door to front. Power and light connected. Oil fired boiler. Boarded loft area.

Front Garden
Large block paved driveway providing ample off street parking.

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Oil
Local Authority - Braintree

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates on 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.

Utility
Kitchen
Lounge
Dining
Garage
Hall
Up
Bedroom
Bedroom

Bedroom
Dn
Bedroom

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Paul Mason Associates Limited Registered in England Number - 6767946
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The Property Ombudsman SALES

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