

Paul Mason Associates



Wright Mead, Chelmsford, CM2 6LY
Offers in excess of £550,000

- Extended Four Bedroom Family Home
- Semi-Detached Overlooking Open Countryside
- En-Suite & Dressing Room To Master Bedroom
- Separate Lounge & Dining Room
- Modern Fitted Kitchen / Breakfast Room
- Family Bathroom | Ground Floor Cloakroom
- Detached Home Office & Gym / Entertainment Room
- Low Maintenance, Landscaped Rear Garden
- Driveway Offering Parking For Three Vehicles
- Well Presented Home Positioned In A Cul-de-Sac Location.

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		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	

Gary Townsend at Paul Mason Associates offers this extended, four bedroom family home overlooking open countryside and positioned in a cul-de-sac location on the fringes of Chancellor Park. The property also benefits from bespoke Home Office & Entertainment Rooms providing additional, flexible living for those that also work from home. Two large reception rooms, a cloakroom, plus modern fitted kitchen / breakfast room are to the ground floor, and there are fountains bedroom to the first floor, the master with a dressing room and shower room.

The property allay boasts a large, ample parking and a low maintenance landscaped rear garden with large decked area, ideal for entertaining.

Wright Mead is situated on the fringes of Chancellor Park overlooking open countryside and forms part of Chelmer Village. Chelmer Village offers schools, a retail park, superstore and restaurants and because of this, is a very popular location with families. Also, nearby Chelmsford City centre offers a wider selection of shops and restaurants, plus Grammar Schools and both good road and rail links to London.

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DISTANCES

Chelmsford Station: 2.9 miles
Beaulieu Park Station: 2.7 miles
Stansted Airport - 18.9 miles
Kind Edwards Grammar School: 3.9 miles
Chelmsford County High School: 3.9 miles

All mileages are approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

Carpet to floor, storage cupboard and vaulted ceiling. Door to Hallway

Hallway

Stairs to first floor with storage under, radiator, laminate flooring and smooth coved ceiling.

Cloakroom

LLWC, vanity wash sand basin with tiled splashback, heated towel rail, laminate flooring and smooth ceiling.

Kitchen / Breakfast Room

5.23m x 2.62m (17'1" x 8'7")
Double glazed window to front, modern kitchen consists of a range of high gloss base and wall units with granite effect work surface incorporating a one and a half bowl sink unit with central mixer tap, built-in double oven with electric hob and extractor hood over, integrated wine fridge, dishwasher and washing machine, space for American fridge/freezer, wall mounted boiler in cupbaord, laminate flooring and smooth coved ceiling with sunken spotlights.

Lounge

4.60m x 4.50m (15'1" x 14'9")
Two sets of double glazed windows to rear, radiators, carpet to floor and smooth ceiling with roof lantern.

Dining Room

3.69m x 2.66m (12'1" x 8'8")
Radiator, understating storage, laminate flooring and smooth coved ceiling with sunken spotlights. Bi-fold doors to rear garden and door to garage.

First Floor

Landing

Carpet to floor and smooth coved ceiling with loft access.

Bedroom One

4.12m x 2.55m (13'6" x 8'4")
Double glazed window to front, part panelled walls, radiator, carpet to floor and smooth coved ceiling.

Dressing Room

Range of built-in shelving, carpet to floor and smooth coved ceiling.

En-Suite Shower Room

Opaque double glazed window to rear, double width shower, LLWC, vanity wash hand basin, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

Bedroom Two

3.67m x 2.62m (12'0" x 8'7")
Double glazed window to rear, radiator, carpet to floor and smooth coved ceiling.

Bedroom Three

3.71m x 2.34m (12'2" x 7'8")
Double glazed window to front,

radiator, carpet to floor and smooth coved ceiling.

Bedroom Four

2.69m x 2.16m (8'9" x 7'1")
Double glazed window to front, radiator, carpet to floor and smooth coved ceiling.

Family Bathroom

Opaque double glazed window to rear, panelled bath with central mixer taps and shower anttachment over, LLWC,, wash hand basin with tiled splashback, heated towel rail, laminate flooring and smooth ceiling with sunken spotlights.

EXTERIOR

Home Office (Plus Store)

2.30m x 2.28m (7'6" x 7'5")
Currently used a Therapy Room with a double glazed window to front, laminate flooring and smooth ceiling with sunken spotlights, plus power and lighting fitted and access to the storage area.

Gym / Summer Room

4.53m x 2.20m (14'10" x 7'2")
A wonderful addition to the property, this flexible space is currenmtly used as an entertainment area with bar area and French doors punting to the large rear deck. The room also benefits from laminate flooring and smooth ceiling with sunken spotlights.

Rear Garden

The rear garden commences with a large composite decked area which provides access to the Home Office and Gym. From here, you step down onto a low maintenance artificial

lawn and barbecue area, making this garden a wonderful, all year round entertaining space.

Driveway & Parking

The property benefits from a driveway to front with parking for three vehicles and which overlooks open countryside.

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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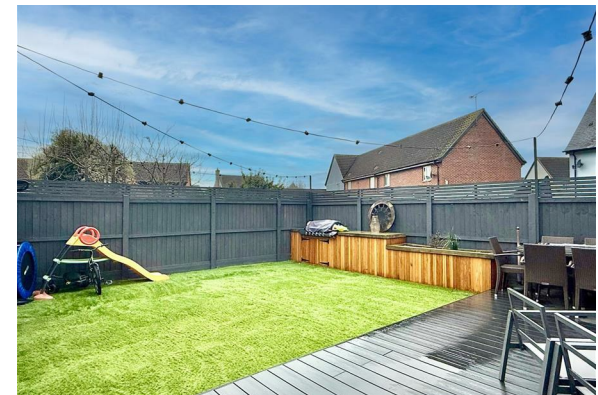
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