

Paul Mason Associates



Willie Sewell Link, Chelmsford Garden, Chelmsford, CM1

Offers in excess of £525,000



- Three Bedroom Semi-Detached Home & NO ONWARD CHAIN
- Spacious Open Plan Lounge / Dining Room With French Doors To Garden
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Driveway Offering Off Street Parking
- Landscaped Front & Rear Gardens
- Quiet Cul-de-Sac Location Close To Shops & Schooling
- High Specification Throughout
- Easy Access To Beaulieu Park Station, Chelmsford City & A12 Road Links
- Potential For Loft Conversion Permitted: 21/01763/CLOPUD

Gary Townsend at Paul Mason Associates offers this immaculate, three bedroom semi-detached family home positioned in quiet cut-de-sac location, yet within walking distance of shopping facilities and Beaulieu’s schooling and railway station. A particular feature of the ground floor is the spacious open plan lounge / dining room with its part vaulted roof and glazed wall opening to the rear garden. There is also a well appointed kitchen and ground floor cloakroom. The first floor offers three bedrooms serviced via a modern family bathroom. There is also a driveway to side and landscaped front and rear gardens.

Situated on the north-eastern edge of Chelmsford, Beaulieu will provide a complete range of well-designed new homes from one bedroom apartments to five bedroom family houses. The residential areas will be supported by first class amenities with a wide range of facilities being provided including two new primary schools and a secondary school; community, health, sport and retail amenities together with an extensive network of parkland and green open spaces.

Willie Sewell Link, Beaulieu Heath, Chelmsford, CM1 6BP

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		83	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## DISTANCES

Chelmsford Beaulieu Station:  
2.2 miles (driven) / 1.1 miles (walking)  
Chelmsford Main Station: 2.9 miles (driven) / 2.9 miles (walking)  
King Edward VI Grammar School: 3.5 miles  
Chelmsford County High School: 3.5 miles  
Beaulieu Park Schools: 0.3 miles  
New Hall School: 0.9 miles  
A12: 2.7 miles  
Stansted Airport: 16 miles  
(All distances are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Stairs to first floor, radiator, laminate flooring and smooth ceiling.

#### Cloakroom

Opaque double glazed window to front, LLWC, vanity wash hand basin with tiled splashback, radiator, tiled flooring and smooth ceiling with sunken spotlights.

#### Kitchen

3.57m x 2.34m (11'8" x 7'8")  
Double glazed window to front

with fitted shutters, range of matching base and wall units set under granite effect work surfaces which incorporates a one and half bowl sink drainer unit with central mixer taps, built-in electric oven with gas hob and extractor over, integrated fridge/freezer, dishwasher and washing machine, radiator, wall mounted boiler in cupboard, tiled flooring and smooth ceiling with sunken spotlights.

#### Lounge / Dining Room

7.31m x 4.94m (23'11" x 16'2")  
An open plan room creating a wealth of flexibility of layout, radiator, understairs storage cupboard, laminate flooring and a part vaulted smooth ceiling with Velux windows and French doors opening to the rear patio and garden.

### FIRST FLOOR

#### Landing

Double glazed window to side, wooden flooring and smooth ceiling with loft access to a part boarded loft with lighting.

#### Bedroom One

4.02m x 2.67m (13'2" x 8'9")  
Double glazed window to rear, built-in wardrobes with shelving and clothes rails, radiator,

wooden flooring and smooth ceiling.

#### Bedroom Two

3.33m x 2.69m (10'11" x 8'9")  
Double glazed window to front with fitted shutters, radiator, wooden flooring and smooth ceiling.

#### Bedroom Three

2.87m x 2.07m (9'4" x 6'9")  
Double glazed window to rear, radiator, wooden flooring and smooth ceiling.

#### Family Bathroom

Opaque double glazed window to front with shutters, panelled bath with central mixer taps and electric shower over, LLWC, vanity wash hand basin with tiled splashback, heated towel, tiled flooring and smooth ceiling with sunken spotlights.

### EXTERIOR

#### Driveway & Parking

The property benefits from a driveway to the side of the property providing off road parking and which has a courtesy door to the rear garden.

#### Gardens

The front of the property has been well landscaped to provide

a variety of pleasant, tree and shrub planting which flank the pathway that leads to the front door. The rear garden is accessed via the French doors off the lounge and leads to a patio area and level lawn with an array of planting to the borders. There is also a modern pergola ideal for entertaining plus power and lighting. To the side of the property is a storage shed and access gate and there is an outside tap.

#### 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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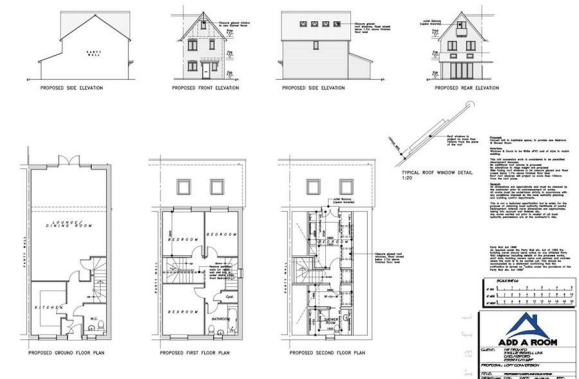
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Paul Mason Associates Limited Registered in England Number - 6767946  
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