

Paul Mason Associates



Main Road, Danbury, Chelmsford, CM3 4DH  
Guide price £675,000

- Detached, Four Double Bedroom Family Home
- Wonderful Views Over Lingwood Common & Blakes Wood
- Separate Lounge & Dining Area
- Modern Fitted Kitchen With French Doors To The Garden
- Ground Floor Cloakroom Plus Utility
- En-Suite To Master Bedroom
- Rear Garden With Elevated Countryside Views
- Two Carports
- Nilan Compact P Energy System Providing An Energy Rating 'A'
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
94	96

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Gary Townsend at Paul Mason Associates offers a modern 'eco friendly' four double bedroom detached family home with countryside views over Lingwood Common & Blakes Wood. The property benefits from an Energy Rating 'A' making this a highly efficient and comfortable home for any family. An internal inspection is highly advised.

The village is surrounded by a wealth of National Trust woodland, including the historic landscape of Danbury Park & Lakes (a former medieval deer park). Only six miles due west of Danbury is the city of Chelmsford and its excellent choice of facilities, which include two outstanding Grammar Schools, shopping centre, and a station on the main line into London Liverpool Street (journey time 35 minutes).

Britton House, Main Rd, Danbury, Chelmsford, CM3 4DH

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## DISTANCES

J18 of the A12: 2 miles

Sandon Park & Ride service: 2 miles

Heathcote Preparatory School: 0.5 miles

Elm Green Preparatory School: 1.5 miles

Danbury Park Primary School: 1.2 miles

Chelmsford Train Station: 6 miles

Beaulieu Park Station: 5.5 miles

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

Triple glazed window to side with plantation shutters fitted, stairs to first floor, storage cupboard, oak flooring with underfloor heating and smooth ceiling with sunken spotlights.

#### Cloakroom

Triple glazed window to side with plantation shutters fitted, LLWC, wash hand basin, oak flooring with underfloor heating and smooth ceiling with sunken spotlights.

#### Lounge

4.62m x 3.74m (15'1" x 12'3")

Triple glazed window to front with plantation shutters fitted, oak flooring with underfloor heating and smooth ceiling with sunken spotlights.

#### Kitchen Area

4.51m x 3.30m (14'9" x 10'9")

The modern kitchen is fitted with a range of modern base and wall units with quartz worksurfaces incorporating a double bowl sink drainer unit with central mixer tap, built-in electric double oven with induction hob and extraction over, integrated fridge/freezer and dishwasher, oak flooring with underfloor heating and smooth ceiling with sunken spotlights. French doors open to the rear patio and garden which offer elevated views across the local countryside.

#### Dining Area

3.28m x 2.35m (10'9" x 7'8")

Triple glazed window to side with plantation shutters fitted, oak flooring with underfloor heating and smooth ceiling with sunken spotlights.

#### Utility

Range of full heights wall units to incorporate space for a washing machine plus tumble dryer, wall mounted boiler in cupboard, oak flooring with underfloor heating and a smooth ceiling with sunken spotlights. Glazed door opening to the rear.

### First Floor

#### Landing

Double glazed window to side with plantation shutters fitted, storage cupboard, wooden flooring and smooth ceiling.

#### Bedroom Two

5.26m x 3.28m (17'3" x 10'9")

Triple glazed window to side and rear with plantation shutters fitted, carpet to floor and smooth ceiling.

#### Bedroom Three

3.96m x 3.27m (12'11" x 10'8")

Double glazed window to front with plantation shutters fitted, carpet to floor and smooth ceiling.

#### Bedroom Four

3.50m x 3.45m (11'5" x 11'3")

Double glazed window to rear with plantation shutters fitted, carpet to floor and smooth, part vaulted ceiling.

#### Bathroom

2.80m x 2.00m (9'2" x 6'6")

Opaque double glazed window to front and side, fully tiled, panelled bath with central mixer tap and electric shower over, LLWC, wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

### Second Floor

#### Landing

Velux window to side, carpet o floor and smooth ceiling.

#### Bedroom One

7.83m x 3.56m (25'8" x 11'8")

Double glazed window to rear and side with plantation shutters fitted, carpet to floor and smooth vaulted ceiling with Velux windows. Dressing area leading through to the shower room.

#### En-Suite Shower Room

Opaque double glazed window to front, fully tiled, double width shower, LLWC, wash hand basin, heated towel rail, tiled flooring and smooth ceiling with sunken spotlights.

## EXTERIOR

#### Driveway & Carport

The property benefits from two carports (one to side, and one opposite) and there is also additional, covered visitor parking.

#### Rear Garden

The property enjoys a wonderful rear outlook from the raised patio area which is ideal for outdoor seating and entertaining. Enclosed by timber fencing, the landscaped garden backs onto open green space with mature trees, providing a peaceful, semi-rural feel and an attractive natural backdrop. There is also a storage area to the side of the property and access gate to front.

#### Additional Information

Nilan Compact 9 - Compact P is the eco-friendly choice for anyone who wishes to exploit sustainable sources of energy to heat their homes and at the same time reap the benefits in the form of lower heating bills and a good, healthy indoor climate. Since Compact P is module-based, it offers not just one, but several solutions. Your home will be self-sufficient in sustainable energy and it will

no longer be necessary to use other sources of energy, such as oil or gas, to heat your home.

Compact P combines up to five functions:

- Ventilation with active and passive heat recovery
- Comfort heating
- Comfort cooling
- Sanitary hot water production
- Heating of the home

Compact P recovers the energy from the extracted air using a highly efficient counter flow heat exchanger. The remaining energy that is not utilised by the counter flow heat exchanger is used by the heat pump to produce hot water, and to further heat the supply air. The heat pump has a reversible cooling circuit, which means that, in the summer, the unit can cool the supply air by up to 10 °C. Due to the low air exchange, the cooling does not function as an air conditioning system. On cooling, the supply air is dehumidified, which gives a more pleasant indoor climate than is possible with an ordinary ventilation unit without a heat pump.

#### 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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