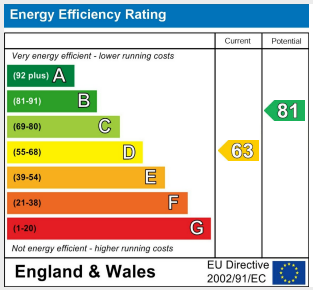
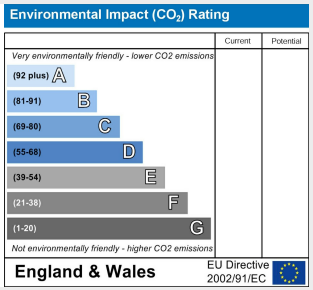
Paul Mason Associates

Lodge Road, Writtle, Chelmsford, CM1 3JB

Guide price £550,000

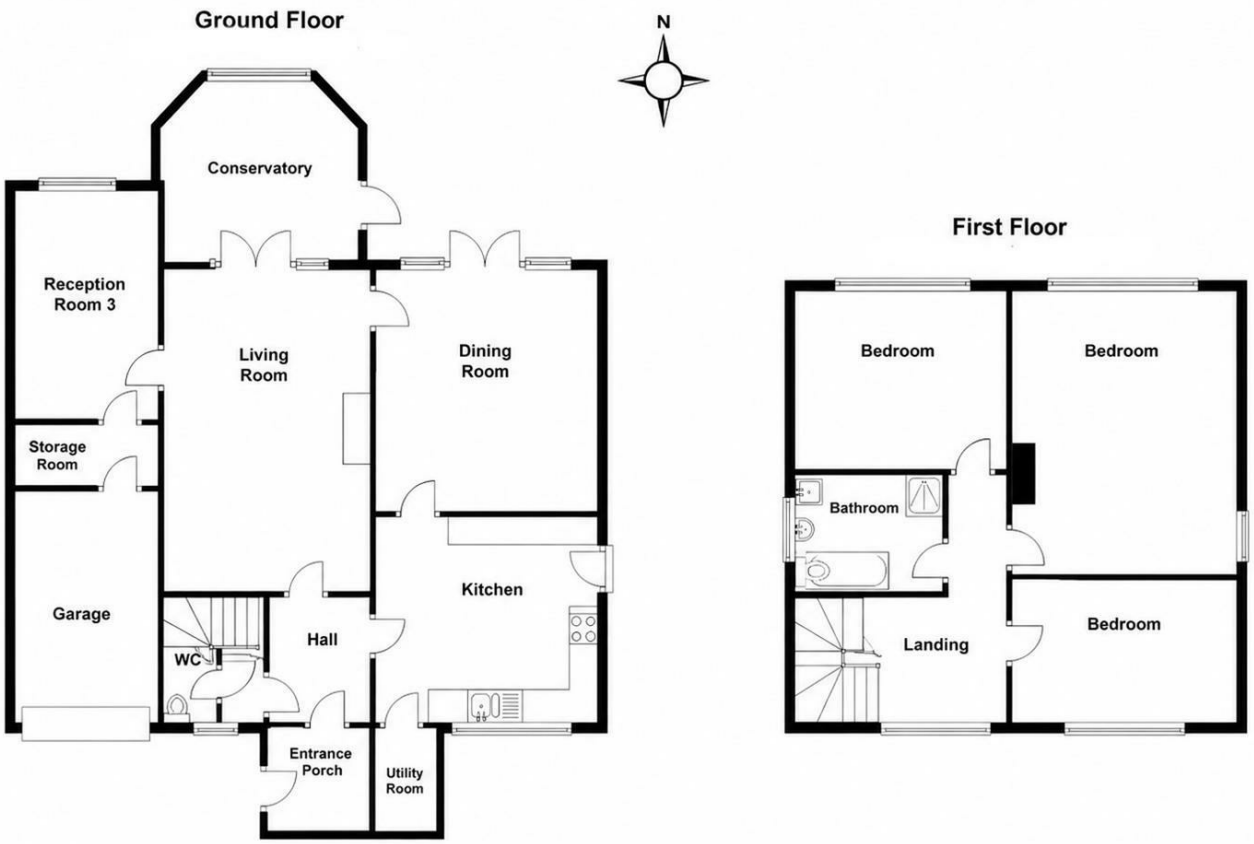
- Detached three bedroom family home in favoured position with NO CHAIN
- Spacious lounge with feature fireplace
- Conservatory overlooking the garden
- Fitted kitchen plus Utility
- Separate dining room
- Study / Home Office
- Family Bathroom
- Garage plus extensive parking
- Well stocked mature front and rear gardens
- Ideally located for schools, parks and road links.





NO CHAIN Gary Townsend at Paul Mason Associates offers an attractive three bedroom detached family home occupying a generous plot and enjoying pleasant views towards adjoining fields to the front. Offering spacious and versatile accommodation including multiple reception areas, conservatory, study, fitted kitchen and mature rear garden, the property presents excellent potential for modernisation and personalisation. Further benefits include extensive driveway parking, attached garage and a sought after residential position.

The property is situated in the historic village of Writtle, located to the South West of Chelmsford close to the Hylands Park & Estate, and is desired for its picturesque Green (complete with duck pond) and Norman church. It has a convenient selection of shops including a post office, a butcher's shop, tea rooms, plus a supermarket and other independent shops surrounding the village green. It also benefits from a range of highly regarded restaurants and pubs. There is a pre-school, a primary school and a senior school and it is also home to Writtle College (part of Anglia Ruskin University); one of the UK's oldest and largest agricultural colleges.



This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

DISTANCES

Chelmsford Station: 3.5 miles (Liverpool Street from 34 mins)
Ingatestone Station: 7.5 miles (Liverpool Street from 29 mins)
M25: 12 miles
Stansted Airport: 17 miles
Writtle Infant & Junior School: 0.25 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Lobby

The property is entered via a useful lobby, ideal for coats and shoes, with glazed windows overlooking the driveway and doorway leading to the hallway.

Hallway

The hallway provides direct access to the kitchen, lounge and ground floor cloakroom, plus staircase leading to the first floor.

Cloakroom

Fitted with a white suite comprising a low level WC and wall mounted wash hand basin with chrome mixer tap. Complemented by tiled flooring, radiator, obscure glazed window to the front aspect and useful understairs storage area housing water softener.

Kitchen

3.54m x 2.94m (11'7" x 9'7")
Fitted with a range of cream fronted base and eye level units complemented by tiled work surfaces and matching splashbacks. Incorporating an inset sink unit positioned beneath a front aspect window, built-in double oven, gas hob with extractor hood above, space for fridge and freezer, and ample storage throughout. The room further benefits from tiled flooring, additional preparation space and access through to the adjoining utility area, whilst enjoying pleasant views over the front aspect. Offering excellent scope for modernisation and redesign. Door to dining room and side access.

Utility

1.67m x 1.42m (5'5" x 4'7")
Accessed from the kitchen, the utility room provides additional work surface space together with storage cupboards, single sink and tiled splashbacks. Further benefiting from tiled flooring, space and washing machine annd tumble dryer, and a window to the rear aspect allowing for good natural light. A practical and useful extension of the main kitchen area.

Lounge

5.17m x 3.56m (16'11" x 11'8")
A generously proportioned lounge offering an excellent entertaining and family living space, centred around an attractive feature fireplace with ornate surround and inset gas fire. The room enjoys natural light via French doors that open to the conservatory, and the space provides ample space for a variety of seating arrangements, There is also access to the dining room and study.

Dining Room

3.76m x 3.49m (12'4" x 11'5")
Photo required…

Study

3.86m x 2.19m (12'7" x 7'2")
A versatile study/home office featuring recessed ceiling spotlights, fitted shelving and a window overlooking the rear aspect. The room offers an ideal environment for home working, hobbies or additional storage, whilst also providing potential for use as a playroom. Door to rear lobby.

Rear lobby / Storage

2.16m x 0.72m (7'1" x 2'4")
A useful space that offers additional storage and provides access to the garage.

Conservatory

3.31m x 3.21m (10'10" x 10'6")
Enjoying delightful views over the rear garden through an extensive range of glazed windows and doors. Featuring a vaulted roof with exposed timber style framework, tiled flooring and ceiling fan/light fitting, the room provides an excellent additional reception area ideal for relaxing, entertaining or informal dining throughout the year. French doors provide direct access onto the garden terrace, seamlessly linking the indoor and outdoor living spaces.

FIRST FLOOR

Landing

Featuring a large front aspect window enjoying pleasant elevated views across open fields and countryside, whilst offering a bright and airy feel enhanced by the abundance of natural light.

Bedroom One

4.69m x 3.52m (15'4" x 11'6")
Principal bedroom featuring an extensive range of fitted wardrobes, drawers and storage units providing excellent built-in accommodation. The room enjoys a pleasant rear aspect outlook via a large window allowing for plenty of natural light, whilst offering ample space for additional bedroom furnishings.

Bedroom Two

3.53m x 2.92m (11'6" x 9'6")
A well proportioned double bedroom enjoying a pleasant rear aspect outlook through a large window allowing for excellent natural light. The room offers ample space for freestanding bedroom furniture.

Bedroom Three

3.53m x 2.08m (11'6" x 6'9")
A bright and well presented bedroom enjoying attractive far reaching views from the front aspect window. The room benefits from fitted wardrobes and storage, together with ample space for additional furnishings, making it well suited as a child's bedroom, guest room or dressing room/home office if required.

Family Bathroom

Fitted with a white suite comprising panel enclosed bath, separate shower cubicle, low level WC and wash hand basin with storage beneath. Complemented by fully tiled walls, tiled flooring, obscure glazed window to the rear aspect and chrome style fittings, creating a bright and practical family bathroom.

EXTERIOR

Garage & Parking

The property is approached via a substantial block paved driveway providing extensive off road parking for numerous vehicles and leads to the single garage with up and over door, plus power and lighting fitted. Complemented by mature hedging, established trees and planted borders, the frontage creates an attractive first impression.

Rear Gardens

The property enjoys a mature and established rear garden offering a good degree of privacy, predominantly laid to lawn with a variety of well stocked shrubs, trees and planted borders. A paved patio terrace adjoins the rear of the house, creating an ideal space for outdoor seating and entertaining, whilst the generous lawn provides ample room for family use. Further features include mature hedging, specimen planting and a timber garden shed nestled within the greenery, all combining to create a peaceful and well screened outdoor environment with excellent potential for further landscaping or enhancement.

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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