

Paul Mason
Associates



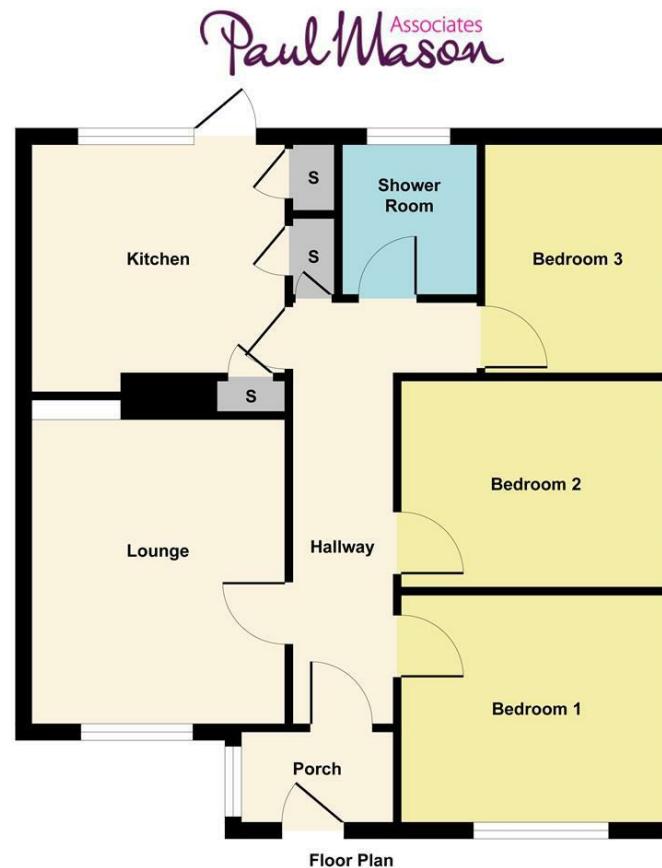
Priory Farm Road, Hatfield Peverel, Essex, CM3 2NL
Guide price £450,000

- Highly sought after location within the popular village of Nounsey
- Three good size bedrooms
- Refitted modern shower room
- Kitchen overlooking the rear garden
- Good size secluded south/east facing rear garden measuring approximately 70' x 40'
- Single garage plus ample off street parking
- Scope to extend
- Planning permission granted for single story extension to the rear - Planning Reference 23/00755/HH
- Approx 1.6 miles from Hatfield Peverel Railway Station feeding London Liverpool Street
- EPC - E

Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
England & Wales	EU Directive 2002/91/EC	84	46

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		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Situated in the highly desirable hamlet of Nounsey, approx 1.6 miles from Hatfield Peverel train station and within short walking distance of open countryside with an array of amazing picturesque walks, is this three bedroom semi detached bungalow. The property benefits from a refitted kitchen as well as being fully redecorated throughout and boasts ample scope to extend and improve, with planning permission already passed for a single storey extension to the rear, planning reference 23/00755/HH. The current accommodation comprises three bedrooms, modern refitted shower room, 12'8 x 11'11 lounge and refitted kitchen with views over the rear garden. To the outside the property boasts a good size secluded south/east facing rear garden measuring approximately 70' x 40', a single garage and driveway providing ample off street parking. Nounsey is a hamlet in the parish of Hatfield Peverel, in the Braintree district, ideally positioned within short driving distance of Witham and Maldon town's and Chelmsford City Centre. Viewing strongly advised.



Distances

Hatfield Peverel Railway Station
feeding London Liverpool Street
(1.6 miles)
Hatfield Peverel Primary School
(1 mile)
A12 Northbound (1.3 miles)
A12 Southbound (2 miles)
Chelmsford City Centre (7.5 miles)

(All mileages are approximate)

ACCOMMODATION

Entrance Porch

Obscure double glazed entrance door. Obscure double glazed windows to front and side. Tiled flooring. Obscure glazed door to –

Entrance Hall

Access to part boarded loft via pull down ladder.

Bedroom One

3.63m x 3.18m (11'10" x 10'5")
Double glazed window to front.

Bedroom Two

3.68m x 2.80m (12'0" x 9'2")
Double glazed window to side.

Bedroom Three

3.05m x 2.44m (10'0" x 8'0")
Double glazed window to side.

Refitted Shower Room

Obscure double glazed window to rear. Refitted modern white suite comprising low-level WC and vanity wash and basin with mixer taps and storage cupboard below. Large shower cubicle with tiled surround and fitted glass shower screen. Tiled flooring.

Lounge

3.88m x 3.65m (12'8" x 11'11")
Double glazed window to front.
Open fireplace. TV point.

Refitted Kitchen

3.60m x 2.79m (11'9" x 9'1")
Double glazed window and door to rear. A range of fitted units to eye and base level. Laminate work surface and stainless steel sink unit. Built-in oven, hob and extractor. Integrated dishwasher. Space for washing machine and fridge/freezer. Airing cupboard housing hot water cylinder.
Larder cupboard.

EXTERIOR

Garage

5.17m x 2.84m (16'11" x 9'3")
Side hinged doors to front.
Power and light connected.
Door to side leading to rear garden.

Rear Garden - Approx 70' x 40'

A good size secluded south/east facing rear garden commencing with a private paved patio area. Lawned gardens with mature flowers and shrubs to borders. Fencing to boundaries. Gate to side giving access to parking area.

Front Garden

Driveway leading to garage providing ample offstreet parking. Lawned garden is to front with various mature flowers and shrubs.

Services

Newly installed electric heating.
Mains water supply and drainage. No mains gas connected.

Viewings

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



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