

Paul Mason Associates



Friesian Way, Hatfield Peverel, Essex, CM3 2FP
Guide price £575,000

- Built by Bellway Homes in 2022
- Situated within walking distance of the main line train station with direct links to London and village amenities
- Large 16'4" x 11'5" lounge with media wall
- Open plan kitchen/dining room with separate utility room
- Four good sized bedrooms
- Principal bedroom fitted with three piece en-suite
- Three piece family bathroom and downstairs cloakroom
- South facing rear garden with access to the garage
- Driveway parking for two cars
- EPC - B

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | | |
| | | Very environmentally friendly - lower CO ₂ emissions | |
| 84 | 94 | | |
| Not energy efficient - higher running costs | | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | |

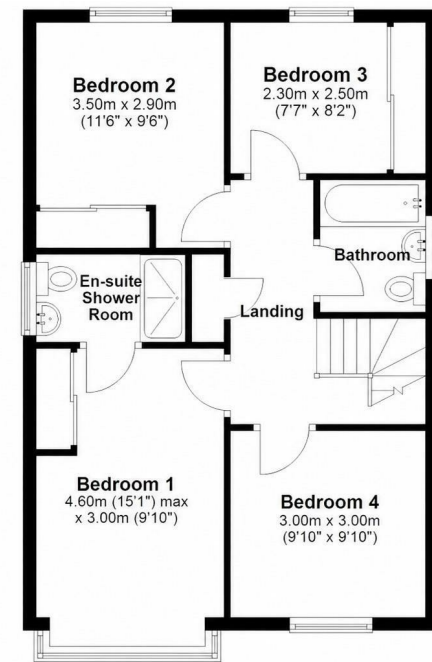
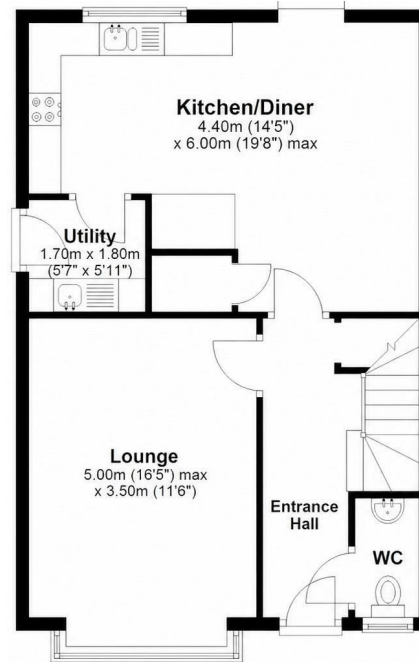
Situated on a modern Bellway Homes development built in 2022, this well-presented four-bedroom home enjoys a convenient position close to the mainline train station, offering direct links into London. The property is also walking distance to the village amenities including shops, restaurants, dentist and doctors surgery. This property benefits from the remainder of the NHBC new build warranty which offers reassurance to prospective buyers.

The property opens into a spacious entrance hallway, leading through to a generous 16'4" x 11'5" lounge featuring an attractive media wall. To the rear, there is a bright open-plan kitchen/dining area fitted with integrated appliances, with double doors opening directly onto the garden. A separate utility room provides additional practicality and includes a door leading out to the driveway. A ground floor WC completes the downstairs accommodation.

Upstairs, the home offers excellent space for families, with four bedrooms in total. The principal bedroom benefits from a large en-suite, while the remaining accommodation comprises two double bedrooms and a single bedroom, currently used as a home office.

Outside, the south-facing rear garden provides a pleasant outdoor space and includes access into the single garage. To the front, there is a driveway providing parking for two cars.

INTERNAL VIEWING IS HIGHLY ADVISED!



Location...

The property is located in the delightful village of Hatfield Peverel, steeped in history and surrounded by natural beauty, offering a tranquil retreat from the hustle and bustle of modern life.

Hatfield Peverel railway station is within easy access, offering regular services on the Greater Anglia line, with direct links to London Liverpool Street, making the village a popular choice for commuters to the capital, along with trains to Chelmsford and Colchester. The village is also conveniently located near major road networks, including the A12, a primary route connecting London and East Anglia.

There is a variety of dining and shopping options to satisfy every palate and preference. The village is home to a selection of charming pubs, cafes, and restaurants, including the highly regarded Blue Strawberry Bistro.

St. Andrew's Junior School is centrally positioned within the village. Secondary schooling can be found nearby in the Towns of Witham and Maldon. There is also further secondary and grammar

schooling in the cities of Chelmsford and Colchester. Whilst in the private sector there is New Hall and Felsted.

For nature lovers, there are an abundance of scenic walking trails and open spaces to explore. The village is historically significant due to the presence of the 11th century St. Andrew's Church, which stands on the site of a former Benedictine priory.

Whether you're drawn in by the sense of community, the stunning countryside, or the excellent schools, one thing's for sure, the village has got a whole lot to offer.

ACCOMMODATION

GROUND FLOOR

Entrance Hallway

Lounge

5.00m x 3.50m (16'4" x 11'5")

Kitchen/Dining Room

6.00m x 4.40m max (19'8" x 14'5" max)

Utility Room

1.80m x 1.70m (5'10" x 5'6")

Cloakroom

FIRST FLOOR

Bedroom One

4.60m x 3.05m max (15'1" x 10'0" max)

En-Suite

Bedroom Two

3.50m x 2.90m (11'5" x 9'6")

Bedroom Three

2.50m x 2.30m (8'2" x 7'6")

Bedroom Four

3.00m x 3.00m (9'10" x 9'10")

Family Bathroom

EXTERIOR

Rear Garden

Driveway

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas

Local Authority - Braintree

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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