

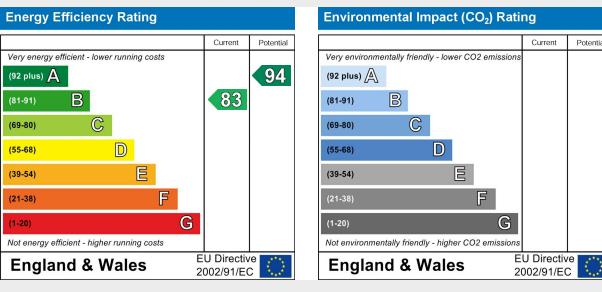
Paul Mason Associates



Birkdale Rise, Hatfield Peverel, CM3 2JT

Guide Price £475,000 - £485,000

- Built by David Wilson Homes in 2022
- Open Plan Kitchen/Dining Area
- Separate Utility Room
- 18'x10'5 Lounge
- Master Bedroom with En-Suite Bathroom
- Three Good Sized Bedrooms
- Low Maintenance, Landscaped Garden
- Driveway for 2 Cars
- Village Location Close to Local Amenities
- EPC - B



GUIDE PRICE £475,000 - £485,000.....Paul Mason Associates are proud to bring to market this stunning three bedroom home, built in 2022 by renowned developer David Wilson Homes, which offers contemporary living at its finest. Located in the desirable village of Hatfield Peverel, this property combines modern design with practical features, making it the perfect family home.

The spacious open-plan kitchen/diner is ideal for family gatherings and entertaining, and includes a separate utility room for added convenience. A 18'x10'5 lounge provides a relaxing space and there is also a downstairs cloakroom. Upstairs, you'll find three good sized bedrooms, including a master bedroom complete with a private en-suite bathroom and a separate family bathroom. Externally, the property boasts a driveway with space for two cars, ensuring ample parking. The low-maintenance, landscaped garden features a patio seating area, perfect for outdoor dining and relaxation which can be accessed via French Doors from the kitchen. The property is in excellent condition throughout which offers a high standard of living.

Situated in a charming village, the property benefits from excellent local amenities and is just a short walk from a well-regarded primary school. Ideal for growing families or those looking for a tranquil village location with easy access to local amenities, this property is sure to impress. Viewings come highly recommended to fully appreciate the size and condition of the property on offer.



## 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 Hatfield Forest, a National Trust property located just a short drive from the village, offers hiking paths, ancient woodlands and tranquil lakeside views, making it the perfect destination for a day of outdoor adventure.

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 Hall

2.3m x 2.0m (7'6" x 6'6")

#### Cloakroom

1.6m x 1.1m (5'2" x 3'7")

#### Kitchen/Breakfast Room

5.4m x 3.2m (17'8" x 10'5")

#### Utility Room

1.7m x 1.7m (5'6" x 5'6" )

#### Lounge

5.5m x 3.2m (18'0" x 10'5")

### FIRST FLOOR

#### Landing

3.7m x 2.0m (12'1" x 6'6")

#### Bedroom One

4.4m x 4.0m (14'5" x 13'1")

#### En-Suite

1.9m x 1.8m (6'2" x 5'10")

#### Bedroom Two

3.4m x 3.0m (11'1" x 9'10")

### Bedroom Three

2.8m x 2.3m (9'2" x 7'6")

### Family Bathroom

2.0m x 2.0m (6'6" x 6'6")

### EXTERIOR

Rear Garden

Frontage

### Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Braintree District Council

### 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.

Should you be successful in having an offer accepted on a

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*Paul Mason* Associates



Produced by Elements Property



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