

Paul Mason Associates



Rollestons, Writtle, Essex, CM1 3JT

Offers in excess of £450,000

- NO ONWARD CHAIN
- Three Bedroom Semi-Detached Home
- Wonderful, Modern Fitted Kitchen / Dining / Family Room
- Lounge
- Entrance Hall & Ground Floor Cloakroom
- Family Bathroom
- Front & Rear Gardens With Mature Planting
- Large Patio & Side Access
- Short Walk To Schools & Village Amenities
- Internal Inspection Highly Advised

NO CHAIN! Gary Townsend at Paul Mason Associates offers this well presented three bedroom family home positioned in a quiet cul-de-sac in the heart of Writtle village. The ground floor consists of an entrance hall, lounge, wonderful modern fitted kitchen with utility cupboard and open plan dining / family room overlooking the landscaped garden, plus ground floor cloakroom. To the first floor offers three bedrooms and a stylish modern fitted family bathroom.

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	86		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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:
0.5 miles
(All distances are approximate)

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Double glazed window to side, stairs to first floor, radiator, tiled flooring and smooth ceiling.

Lounge

4.05m x 3.80m (13'3" x 12'5")
A light and airy room with double glazed window to front, TV point, radiator, under stairs storage cupboard, picture rail, laminate flooring and smooth ceiling.

Kitchen / Dining / Family Room

5.91m x 5.11m (19'4" x 16'9")
The stylish fitted kitchen consists of a range of modern shaker style base and wall units with quartz work surface with built-in range cooker with matching extractor hood over, integrated fridge/freezer and wine fridge, a central island with

a one and a half bowl sink/drain unit with central mixer tap and integrated dishwasher, architectural radiator, solid oak flooring and smooth ceiling with roof lantern and sunken spotlights. There is also a built-in utility cupboard with plumbing for washing machine, and bi-folding doors opening to the rear garden and patio.

Cloakroom

Fully tiled, LLWC, wash hand basin, heated towel rail, tiled flooring and smooth ceiling.

FIRST FLOOR

Landing

Double glazed window to side, carpet to floor and smooth ceiling with loft access via a drop down ladder leading to the boarded loft space with lighting fitted.

Bedroom One

3.82m x 2.93m (12'6" x 9'7")
Double glazed window to front, picture rail, radiator, wooden flooring and smooth ceiling.

Bedroom Two

3.57m x 2.89m (max) (11'8" x 9'5" (max))
Double glazed window to rear,

built-in wardrobe, picture rail, radiator, wooden flooring and smooth ceiling.

Bedroom Three

2.82m x 2.23m (9'3" x 7'3")
Double glazed window to side, built-in cupboard, radiator, carpet to floor and smooth ceiling.

Family Bathroom

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

EXTERIOR

Front & Rear Gardens

The property is approached via a pathway that leads to the front door and is flanked by a lawn area and a selection of mature trees and plants. There is a side access gate that provides access to the side of the property which provides a useful space for storage and additional planting. The rear patio and garden provide a wonderful space for al-fresco dining and entertaining and the large range of trees and plants create a calm, green space which is

viewed via the spacious kitchen. There is also a storage shed with power and lighting, external tap and power sockets.

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 property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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