

Paul Mason Associates



The Glebe, Purleigh, Chelmsford, Essex, CM3 6PE
Offers in excess of £475,000

- Semi-Rural Village Location
- Driveway Parking
- Four Bedrooms
- En-Suite to Bedroom One
- Extended and Improved by Current Owners
- Well Presented Throughout
- Open Plan Kitchen/Dining/Family Room
- Separate Lounge
- Rear Garden Backing Onto Recreational Ground
- EPC - TBC

**** OPEN DAY - BY APPOINTMENT ONLY - SATURDAY 25TH APRIL **** Beautifully presented throughout, this four-bedroom semi-detached home is situated in a pleasant semi-rural location and enjoys an attractive position backing onto recreational grounds. Thoughtfully extended and comprehensively improved, the property has been rewired and further enhanced with a new staircase, new boiler, new aluminium windows and aluminium Bi-folding doors with adjustable internal blinds, all contributing to its high standard of finish. The property offers a generous open-plan family room incorporating the kitchen and dining area, creating a bright and sociable living space well suited to modern day living.

The accommodation is well arranged and finished to a high standard, with particular features including a stylish family bathroom with a freestanding roll-top bath, and an en-suite to the principal bedroom. Bedroom one also benefits from scenic views over the fields to the rear, adding to the property's appealing setting. Outside, there is driveway parking to the front.

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

ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.6m x 2.0m (11'9" x 6'6")

Lounge

4.8m x 3.7m (15'8" x 12'1")

Open Plan Kitchen/Dining/Family Room

6.3m x 5.7m (20'8" x 18'8")

FIRST FLOOR

Landing

2.5m x 2.2m (8'2" x 7'2")

Bedroom One

4.5m x 3.9m (14'9" x 12'9")

En-Suite

2.6m x 1.0m (8'6" x 3'3")

Bedroom Two

4.2m x 2.7m (13'9" x 8'10")

Bedroom Three

4.0m x 3.2m (13'1" x 10'5")

Bedroom Four

2.6m x 2.5m (8'6" x 8'2")

Family Bathroom

1.8m x 1.8m (5'10" x 5'10")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Maldon 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.

Awaiting

Floorplan



Paul Mason Associates

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Sales | Lettings | Development | Investment

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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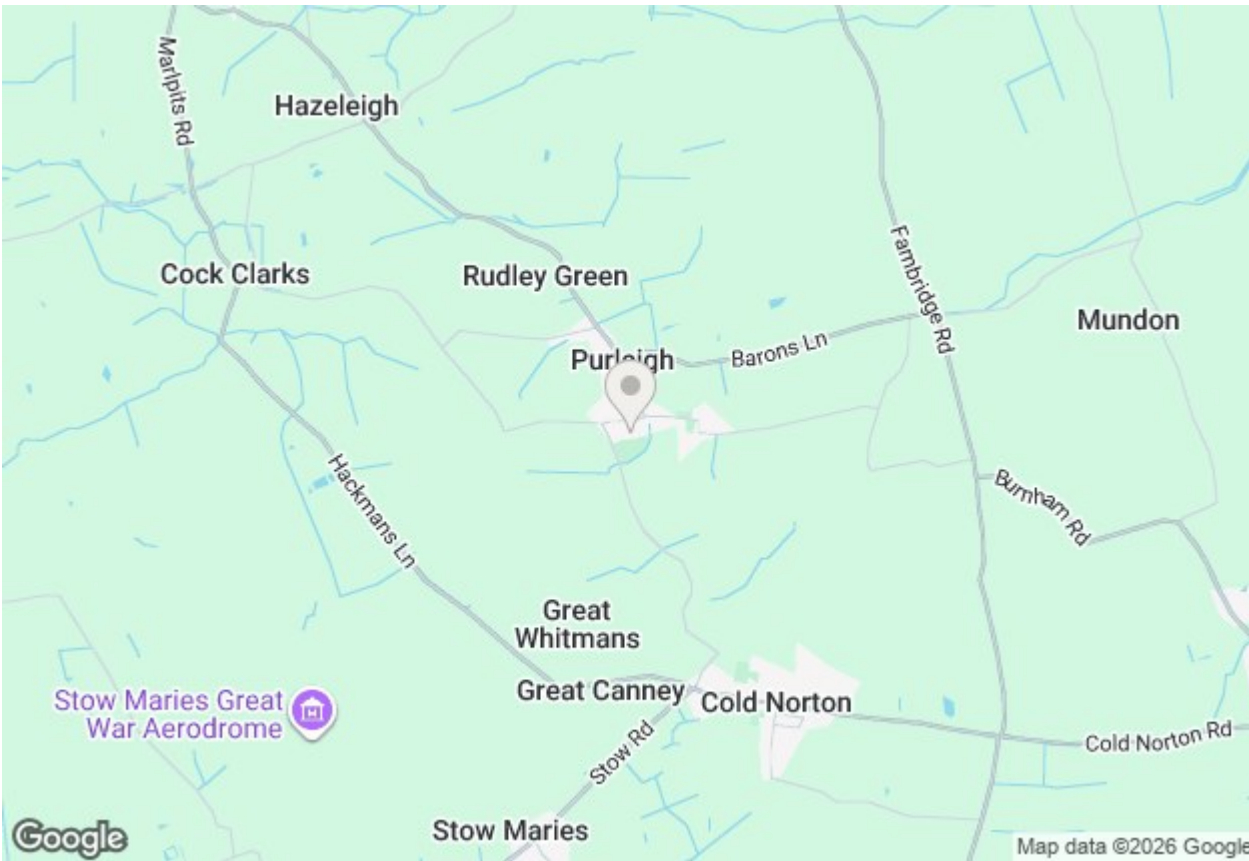
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