

Paul Mason Associates



Hedgecock Link, Broomfield, Chelmsford, CM1 7FL

Guide price £450,000

(Price Range £450,000 - £475,000) Gary Townsend at Paul Mason Associates offers this beautifully presented, modern three-bedroom semi-detached home which offers stylish, well-planned accommodation ideal for first-time buyers, young families or those looking to upsize. The property features a contemporary kitchen, spacious open-plan lounge/dining room with French doors opening onto the landscaped rear garden, principal bedroom with en-suite, and a modern family bathroom. Outside, the impressive rear garden has been designed for entertaining, complete with a covered outdoor kitchen and bar area, spacious deck and patio areas, while a carport provides convenient off-road parking. Situated in a popular development, the property is ideally positioned for local amenities, schools and Broomfield Hospital.

Hedgecock Link is a quiet selection of properties conveniently positioned in popular area of Broomfield, approximately three miles north of Chelmsford city centre. Little and Great Waltham with their excellent pre and primary schooling, various pubs, and a well-stocked village store/post office are also nearby. There is also a regular bus service leading to the city centre, outlying villages and towns including Stansted Airport. The City of Chelmsford offers an excellent selection of private and state schooling including Chelmer Valley High School, Chelmsford County High and King Edwards, restaurants and shopping facilities including John Lewis with a mainline railway station serving London Liverpool Street with an approximate journey time of thirty-five minutes.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100+
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

## DISTANCES

Chelmsford Train Station: 3.6 miles  
Beaulieu Park Train Station: 3.5 miles  
Chelmer Valley High School: 0.5 miles  
Grammar Schools: 3.1 miles  
Stansted Airport: 15.5 miles  
(All measurements are approximate)

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

The property is entered via a spacious hallway which provides access to the ground floor cloakroom and leads through to the main living space.

#### Cloakroom

A well presented cloakroom, fitted with a contemporary white suite comprising a wall-mounted wash hand basin with chrome mixer tap and a concealed cistern WC. A timber-effect display shelf adds warmth and practicality, complemented by a large feature mirror that enhances the sense of space and light. A window to the front elevation with fitted blinds provides natural light and ventilation.

#### Kitchen Area

3.62m x 1.83m (11'10" x 6'0")  
A stylish and contemporary kitchen fitted with an attractive range of wood-effect base units and complementary high-gloss wall cupboards, finished with contrasting work surfaces. The kitchen incorporates a stainless steel sink unit with mixer tap, integrated oven with four-ring gas hob and extractor hood above, together with integrated fridge/freezer, dishwasher and washing machine. A window to the front elevation provides plenty of natural light, while recessed ceiling spotlights and wood-effect flooring complete this well-designed and practical space.

#### Lounge / Dining Room

6.92m x 4.78m (22'8" x 15'8")  
A superb open-plan living space ideal for modern family living and entertaining. The dining area enjoys a seamless connection

to the contemporary kitchen, while the spacious lounge area provides ample room for a range of seating and media furniture, plus a useful understairs storage cupboard. Full-height French doors, flanked by additional windows, flood the room with natural light and open directly onto the rear patio and garden, creating an excellent indoor-outdoor flow. Finished with Amtico flooring and recessed ceiling lighting, this bright and versatile room forms the heart of the home.

### FIRST FLOOR

#### Landing

The first-floor landing provides access to all bedrooms and the family bathroom. Finished with fitted carpet and a stylish balustrade with oak handrail overlooking the staircase, the landing also benefits from a useful built-in airing cupboard.

#### Bedroom One

3.75m x 3.67m (12'3" x 12'0")  
The principal bedroom offers a calm and contemporary feel, with ample space for a king-size bed and additional bedroom furniture. The room benefits from a window to the front elevation providing excellent natural light, and a wall-mounted television point. Finished with fitted carpet and neutral décor, this comfortable double bedroom also enjoys the advantage of a modern en-suite shower room.

#### En-Suite

A stylish and contemporary en-suite comprising a fully tiled walk-in shower with glazed enclosure and rainfall shower, concealed cistern WC, and a wall-mounted wash hand basin with chrome mixer tap set beneath a mirrored cabinet. A timber-effect display shelf adds a warm contrast to the modern tiling, while a frosted window to the side elevation provides natural light and privacy. Finished with contemporary flooring and a heated towel rail, this well-appointed en-suite complements the principal bedroom perfectly.

#### Bedroom Two

4.18m x 2.66m (13'8" x 8'8")  
A spacious double bedroom, currently utilised as an impressive dressing room, offering excellent flexibility to suit a variety of needs. The room provides ample space for a double bed and freestanding furniture, with a window to the rear elevation allowing plenty of natural light. Finished with fitted carpet and neutral décor, this versatile room could equally serve as a generous guest bedroom or children's room.

#### Bedroom Three

3.00m x 1.95m (9'10" x 6'4")  
Currently arranged as a nursery, offering flexibility for a growing family or those requiring a home office. The room benefits from a window to the rear elevation providing plenty of natural light and enjoys a pleasant outlook. Finished with fitted carpet and tasteful décor, this versatile room can also accommodate a single bed with additional bedroom furniture.

#### Family Bathroom

A contemporary family bathroom fitted with a modern white three-piece suite comprising a panel-enclosed bath with shower and glazed screen, concealed cistern WC, and a wall-mounted wash hand basin with chrome mixer tap. Stylish part-tiled walls are complemented by a timber-effect display shelf and mirrored storage cabinet, while recessed ceiling spotlights and contemporary flooring complete the room.

### Exterior

#### Carport & Parking

A useful covered carport is positioned to the side of the property, providing convenient off-road parking while also offering access to the rear garden via a gated side entrance. The space is equally suited for additional storage, enhancing the practicality of this well-designed home.

#### Rear Garden

The rear garden has been thoughtfully landscaped to create an excellent outdoor

entertaining space, featuring a generous paved terrace leading onto a well-maintained central lawn. A superb covered outdoor kitchen and bar area provides the perfect setting for alfresco dining, complemented by a raised deck offering additional seating and relaxation space. The garden is fully enclosed by timber fencing, providing a good degree of privacy, and further benefits from a substantial storage shed, outside lighting and gated access to the carport. A stylish, low-maintenance garden designed for both family enjoyment and entertaining throughout the year.

### 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.



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