

Paul Mason Associates



Tower Road, Writtle, Chelmsford, CM1 3NR
Guide price £800,000

- *NO CHAIN* Brand new detached family home finished to a high specification throughout
- Four spacious double bedrooms arranged over three floors
- Stunning open-plan kitchen, dining and family room with central island and bi-fold doors
- Principal bedroom suite with dressing area and en-suite shower room
- Large second bedroom occupying the entire top floor with en-suite
- Separate lounge plus dedicated study/home office
- Utility room and ground floor cloakroom/WC
- Contemporary family bathroom featuring freestanding bath and walk-in shower
- Landscaped rear garden with patio, plus a block-paved driveway with EV charger
- Quiet location close to parks, amenities and countryside walks

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	
(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	
	73		
	83		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

(Price Range: £800,000 - £825,000) Gary Townsend at Paul Mason Associates offers an exceptional newly built four-bedroom detached family home arranged over three spacious floors and finished to an impressive specification throughout. Combining contemporary styling with practical family living, the property features a stunning open-plan kitchen/dining/family room with central island and bi-fold doors, a separate lounge, study, utility room, two luxurious en-suite shower rooms and a beautifully appointed family bathroom. Externally, the home enjoys a private rear garden with generous patio, gated side access and block-paved parking for two to three vehicles, all complemented by attractive modern elevations and excellent kerb appeal.

The property is positioned at the end of a quiet turning within walking distance of parks and all the village amenities. Writtle offers a selection of pubs, restaurants, doctor's surgery, butchers, but to name a few. This historic village also benefits from delightful countryside walks as well as the neighbouring Hylands House and Parkland. Chelmsford City is in close proximity for more extensive shopping and leisure facilities, and can be directly accessed via parkland walks if so desired.

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DISTANCES

Chelmsford Station 3.7 miles (Liverpool Street from 34 minutes)

Ingatestone Station 6.1 miles (Liverpool Street from 29 minutes)

King Edwards Grammar School: 3.1 miles

Chelmsford County High School : 3.3 miles

A12 4 miles, M25 13 miles

Stansted Airport 18 miles

(All distances are approximate)

ACCOMMODATION

Entrance Hall

A striking first impression is created by this spacious and beautifully presented entrance hall, featuring a contemporary composite entrance door, elegant herringbone-style flooring and a bespoke staircase with stylish black balustrades. Recessed ceiling lighting and a soft neutral colour palette enhance the bright and welcoming feel, while the generous proportions provide access to the principal ground floor accommodation and staircase rising to the first floor.

Cloakroom

Fitted with a contemporary white suite comprising a concealed cistern WC and integrated wash hand basin with useful storage beneath. Complemented by stylish tiled splashbacks, a frosted window providing natural light and ventilation, and modern fittings throughout, this well-appointed cloakroom serves the ground floor accommodation.

Lounge

4.45m x 3.69m (14'7" x 12'1")

A generously proportioned reception room enjoying an abundance of natural light via a large front-facing window. Finished in a tasteful neutral décor with plush carpeting and contemporary styling throughout, this versatile living space provides an ideal setting for both everyday relaxation and entertaining, with ample room for a range of seating arrangements.

Study

2.84m x 1.75m (9'3" x 5'8")

A versatile reception room ideally suited as a home office, study or occasional guest bedroom. Enjoying natural light from a front-facing window, this well-proportioned space is finished in a neutral décor with plush carpeting and offers an excellent environment for home working or quiet retreat away from the main living areas.

Kitchen / Dining / Family Room

6.02m x 6.02m (19'9" x 19'9")

Kitchen / Dining / Family Room

Undoubtedly the heart of the home, this impressive open-plan kitchen, dining and family space has been thoughtfully designed for modern living and entertaining. A beautifully appointed shaker-style kitchen is complemented by extensive cabinetry, quartz work surfaces, integrated appliances and a substantial central island incorporating an induction hob and breakfast seating area. The room is flooded with natural light via a

large roof lantern and expansive bi-fold doors opening directly onto the rear patio and garden, creating a seamless connection between indoor and outdoor living. Finished with attractive herringbone-style flooring and recessed ceiling lighting throughout, there is ample space for both formal dining and relaxed seating, making this an exceptional family and entertaining environment.

Utility

2.35m x 1.74m (7'8" x 5'8")

Conveniently positioned adjacent to the kitchen, this practical utility room provides additional worktop space together with a stainless-steel sink and storage cupboard beneath. A range of tall cupboards offer excellent storage solutions and discreetly house the heating system, while a rear-facing window provides natural light and pleasant garden views. Finished with matching herringbone-style flooring, the room offers an ideal space for laundry and everyday household tasks.

FIRST FLOOR

Landing

The first-floor landing is a particularly attractive space, enhanced by a feature staircase with contemporary black balustrades and a side-facing window allowing natural light to flood the area. Finished with plush carpeting and neutral décor, the landing provides access to the bedroom accommodation and family bathroom, while also creating an impressive sense of space and quality throughout the upper floor.

Bedroom One

3.73m x 3.71m (12'2" x 12'2")

A superb principal bedroom offering generous proportions and an abundance of natural light from a large rear-facing window overlooking the garden. Beautifully presented with a neutral colour palette and plush carpeting, the room provides ample space for a king-size bed and accompanying furniture, while an adjoining dressing area leads through to the en-suite shower room, creating an excellent principal suite.

Dressing Room

3.34m x 1.76m (10'11" x 5'9")

Complementing the principal bedroom, this dedicated dressing area provides an excellent space for fitted wardrobes and additional storage. Enhanced by a roof window allowing natural light to flood the room, this versatile area creates a superb transition between the bedroom and en-suite facilities, adding a touch of luxury to the principal suite.

En-Suite

Stylishly appointed and finished to a high specification, this contemporary en-suite comprises a walk-in shower enclosure with glazed screen, concealed cistern WC and wall-mounted wash hand basin. Elegant marble-effect tiling, a heated chrome towel rail and a roof window providing natural light combine to create a bright and luxurious space, perfectly complementing the principal bedroom suite.

Bedroom Three

3.48m x 3.13m (11'5" x 10'3")

A well-proportioned double bedroom enjoying a pleasant rear aspect with views over the garden. Filled with natural light from a large window, the room offers ample space for a double bed and freestanding furniture, making it ideal as a guest bedroom, children's room or additional home office. Finished in a neutral colour scheme with plush carpeting, it provides comfortable and versatile accommodation.

Bedroom Four

2.89m x 2.84m (9'5" x 9'3")

A bright and spacious double bedroom enjoying a pleasant front aspect through a large window. Offering excellent proportions and a versatile layout, the room provides ample space for a double bed, wardrobes and additional furnishings. Finished in a neutral colour palette with soft carpeting, this attractive room is ideal as a guest bedroom, teenager's room or comfortable home office.

Family Bathroom

A stunning contemporary family bathroom finished to an exceptional standard, featuring a freestanding statement bath, spacious walk-in shower with glazed screen, concealed cistern WC and vanity wash hand basin with integrated storage. Elegant marble wall and floor tiling is complemented by striking black fittings and a heated towel rail, while a frosted window provides natural light and ventilation. Beautifully designed and luxuriously appointed, this impressive bathroom offers the perfect space for both relaxation and everyday family use.

SECOND FLOOR

Landing

Providing access to the top floor bedroom and large storage cupboard.

Bedroom Two

5.24m x 4.38m (17'2" x 14'4")

Occupying the top floor, this impressive and exceptionally spacious double bedroom offers a wonderful sense of privacy and versatility. Characterful sloping ceilings, roof windows and a front-facing window combine to create a bright and airy atmosphere, while the generous floor area provides ample space for a bedroom suite, seating area or study space if desired. Beautifully presented with neutral décor and plush carpeting throughout, this substantial room would make an ideal guest suite, teenager's retreat or secondary principal bedroom.

En-Suite

Serving the top-floor bedroom, this beautifully finished en-suite shower room features a contemporary three-piece suite comprising a glazed shower enclosure, vanity wash hand basin and WC. Stylish marble-effect tiling, a roof window providing natural light and ventilation, and high-quality fittings throughout create a bright and elegant space, offering excellent convenience and privacy for guests or family members.

EXTERIOR

Driveway & Parking

Approached via an attractive block-paved frontage, the property benefits from a generous private driveway providing off-road parking for two to three vehicles. There is also an EV charge point.

Gardens

The rear garden has been designed with ease of maintenance in mind and enjoys a private, enclosed setting. Immediately adjoining the property is a generous patio providing an excellent space for outdoor dining, entertaining and relaxation, while the remainder is laid to lawn and enclosed by modern fencing. A particularly useful feature is the gated side access, providing convenient passage between the front and rear of the property. The garden offers a blank canvas for landscaping and planting, making it ideal for families, pets and those looking to create their own outdoor retreat.

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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