

Paul Mason Associates



Mansfields, Writtle, Chelmsford, CM1 3NH

Offers in excess of £375,000

- Mid Terrace Family Home
- Three Double Bedrooms
- Spacious Lounge / Dining Room Overlooking Garden
- Fitted Kitchen Ground Floor Cloakroom
- Spacious Landing
- Family Bathroom
- Garage Plus Drive Way
- Well Presented Front & Rear Gardens
- Quiet Cul-de-Sac Location
- NO ONWARD CHAIN

NO CHAIN! Gary Townsend at Paul Mason Associates offers this three-bedroom family home situated within a peaceful cul-de-sac in the highly sought-after village of Writtle with attractive front and rear gardens. The property features three double bedrooms, a spacious first-floor landing, fitted kitchen, family bathroom, and a large lounge/dining room ideal for both everyday living and entertaining. Conveniently positioned within easy reach of all village amenities and Chelmsford city centre, this is an excellent opportunity for families and professionals alike.

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..

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
	<b>82</b>		
	<b>65</b>		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## 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

The space features a staircase rising to the first floor, neutral décor, fitted carpeting and glazed internal panels which help maximise the flow of natural light throughout the home. A useful understairs storage cupboard provides practical everyday storage, while the generous proportions create an immediate sense of space upon entering the property.

#### Cloakroom

A neatly presented ground-floor cloakroom fitted with a modern white suite comprising a low-level WC and pedestal wash hand basin. Finished with fully tiled walls and flooring, the room also benefits from a heated towel rail and an obscured window providing natural light and ventilation.

#### Fitted Kitchen

3.97m x 2.00m (13'0" x 6'6")  
A well-proportioned fitted kitchen arranged in a practical U-shaped layout, offering an extensive range of matching wall and base units complemented by generous worktop space. The room incorporates integrated double ovens, an electric hob with extractor hood above, and a stainless-steel sink positioned beneath a large window overlooking the garden. Bright and functional, the kitchen provides excellent storage and

preparation space, with scope for modernisation to suit individual tastes.

#### Lounge / Dining Room

5.80m x 3.30m (19'0" x 10'9")

A spacious dual-aspect lounge and dining room enjoying an abundance of natural light from the large picture window and sliding patio doors opening directly onto the rear garden. The generous proportions provide ample space for both comfortable seating and a formal dining area, creating an ideal setting for everyday living and entertaining alike. A feature fireplace forms a natural focal point, while the pleasant garden outlook enhances the room's bright and welcoming atmosphere.

### FIRST FLOOR

#### Landing

3.36m x 3.29m (11'0" x 10'9")

A spacious first-floor landing providing access to all bedrooms and the family bathroom. The generous layout creates an open and airy feel, enhanced by natural light from the adjoining rooms, while the loft hatch offers access to additional roof space above. An attractive feature balustrade overlooks the stairwell, adding to the sense of space throughout the first floor.

#### Bedroom One

4.99m x 3.26m (16'4" x 10'8")

A generous principal bedroom enjoying excellent proportions and a bright outlook from the large front-facing window. The room benefits from an extensive range of fitted wardrobes incorporating hanging space, shelving, drawers and a central dressing area, providing exceptional built-in storage. With ample space for a double or king-size bed and additional bedroom furniture, this comfortable room offers an

ideal principal suite with scope for personalisation.

#### Bedroom Two

3.27m x 2.48m (10'8" x 8'1")

A well-proportioned double bedroom enjoying a pleasant outlook through the large window, allowing for excellent levels of natural light. The room offers ample space for a double bed and freestanding furniture, making it an ideal guest bedroom, children's room or home office. Neutral décor and a bright, airy feel provide a blank canvas for a purchaser to personalise to their own taste.

#### Bedroom Three

4.14m x 2.31m (13'6" x 7'6")

A spacious double bedroom overlooking the garden, providing a peaceful and private setting. The room enjoys excellent natural light from the large window and offers ample space for a double bed together with a range of freestanding furniture. Well-proportioned and neutrally decorated, it would serve equally well as a guest bedroom, children's room or comfortable home office.

#### Family Bathroom

A particularly spacious family bathroom fitted with a three-piece suite comprising a panel-enclosed bath with shower over, pedestal wash hand basin and low-level WC. The room enjoys natural light from the large window and offers excellent floor space, creating scope for modernisation or reconfiguration if desired. A practical and well-sized family bathroom serving all bedrooms on the first floor.

### EXTERIOR

#### Garage & Parking

Integral garage with up-and-over door, power and lighting connected, together with a private block-paved driveway

providing off-road parking. The frontage is complemented by a mature and well-established garden, creating an attractive approach to the property.

#### Front & Rear Gardens

The property is approached via a private block-paved driveway providing off-road parking and access to the integral garage. Attractive mature planting and well-stocked shrub borders create an appealing first impression, while the elevated position and established landscaping enhance the property's kerb appeal. Situated within a quiet residential setting, the house enjoys a pleasant outlook and a welcoming frontage. The property enjoys a mature and well-established rear garden, attractively arranged with a central lawn bordered by a variety of shrubs, flowering plants and specimen trees. Offering a good degree of privacy, the garden provides a peaceful outdoor setting with paved pathways and seating areas ideal for relaxing or entertaining. The established planting creates

#### 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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