



**Maldon Road, CM3 2JP**

Guide Price £650,000 to £675,000 Freehold

  
**MARTIN&CO**

# Maldon Road, Hatfield Peverel

Guide Price £650,000 to £675,000

- SET IN A SEMI RURAL LOCATION
- FOUR BEDROOMS
- 1 MILE FROM HATFIELD PEVEREL CENTRE
- OPEN FIELDS TO FRONT, SIDE AND REAR
- PARKING FOR SEVERAL VEHICLES
- RECENTLY LANDSCAPED FRONT DRIVEWAY
- WEATHER BOARDED OUTBUILDING/  
/WORKSHOP

**INTRODUCTION:** If you are looking for a spacious property which has been substantially improved, move in condition, a semi-rural location with stunning far-reaching views, within easy access to all amenities and road links, Martin and Co are pleased to present this large 1950's property which offers it all. The owners have sympathetically improved the property at many levels including electrical upgrades, replastering and extensive redecoration and reconfiguration, retaining its mid-century charm blended with contemporary vibes. Situated on a generous plot around 155 ft deep by 50 ft wide, views from this property span the front, and rear with fields to the side making this a very desirable property to embrace country living. Within easy reach of Chelmsford City, Hatfield Peverel and its Mainline station, Maldon, Witham, and easy access to the A12 about a 4-minute drive. The property has only one neighbour.

The property offers 3 large reception rooms, a spacious kitchen/ Breakfast room and cloakroom. The hallway has wood effect panelling and a warm feel whilst the boot room has been designed to replicate a sense of being in the country with its tongue and groove panelling, wood, and stone accents. The property lends itself to reconfiguration without extending to achieve open plan living / kitchen / dining space. Upstairs there are 4 bedrooms, 3 of which are large doubles, one en-suite and a family bathroom. Three bedrooms have bespoke wood flooring, newly installed traditional column radiators and all rooms benefit from upgraded lighting. The master bedroom has air-conditioning. There is a large loft hatch with easy access and scope to create additional room.

The front of the property enjoys a stunning full-length veranda paved with flagstones and timber posts, a black clad pitched



roof outbuilding/ workshop, built 2 years ago, landscaping and a new driveway with post and rail fencing. The drive is large enough for 6-7 cars. The rear garden is around 75ft deep, not overlooked from the rear, side, or front with unbroken views across fields and wooded area beyond. There is a newly laid patio area and there is double gated access to the side of the property. There is scope to extend (STPP) or to reconfigure downstairs to achieve open plan family living and the current owners have more information about this. The house is very well presented and cared for, ready to move in and enjoy.

**LOBBY/ BOOT ROOM:** Composite entrance door, two double glazed obscure glass panels, UPVC double glazed window to front, natural stone flooring, tongue and groove wall for coats, radiator, and a storage cupboard, opening to inner hallway.

**HALLWAY:** Stairs leading to the first floor, cloakroom wc, under stair storage cupboard, radiator, half wood panelling to walls and newly carpeted.

**LOUNGE:** 15' 7" x 12' 0" (4.75m x 3.66m) UPVC double glazed window to front, radiator beneath, coved cornice, glazed double doors opening to:

**DINING ROOM:** 12' 0" x 11' 11" (3.66m x 3.63m) Double glazed sliding patio doors opening onto the rear patio, wood effect flooring, radiator, coved cornice, glazed double doors opening to the lounge, door to inner hallway.

**CLOAKROOM WC:** UPVC obscured glass double glazed window to rear, white suite comprising close coupled wc, wall mounted wash hand basin, fully tiled walls and floor.

**SITTING ROOM:** 17' 1" x 11' 4" (5.21m x 3.45m) UPVC This room is accessed from the kitchen, an ideal family sitting room. Double glazed window to front, radiator. New black Aluminium Heritage aluminium double glazed doors opening to flagstone side patio area.

**KITCHEN /BREAKFAST ROOM:** 17' 10" x 15' 10" (5.44m x 4.83m) Two UPVC double glazed windows to rear and UPVC double glazed window and door opening to garden. Fitted with a comprehensive range of modern shaker style fitted eye level and base units and a line of pantry cupboards. Fitted laminate rolled edge top work surfaces with inset stainless steel sink unit with mixer tap, space and plumbing for dishwasher, tiled splash back. Plenty of space for all appliances, space for range oven, stainless steel chimney style extractor, white gloss brick style splash back. inset down lights, Karndean flooring.

**LANDING:** UPVC Double glazed window to front with views across open countryside. Spacious landing with large airing cupboard housing hot water cylinder, access to loft space via timber folding steps. The loft space provides scope to use as a hobby room or convert into an additional bedroom. Stairs to ground floor, traditional style column radiator, inset downlighters and built-in cupboard.

**BEDROOM ONE:** 12' 0" x 11' 11" (3.66m x 3.63m) UPVC double glazed window to rear fitted with shutters, views over the garden and unbroken views over the countryside, traditional column radiator, herringbone wood flooring, coved cornice and \*\*air conditioning\*\*

**BEDROOM TWO:** 12' 4" x 11' 5" (3.76m x 3.48m) UPVC Double glazed window to rear fitted with shutters, views over the rear garden and unbroken views over the countryside beyond, column radiator, Door to:-

**ENSUITE UPVC:** double glazed obscured glass window to side, the rest fitted with a white suite comprising enclosed shower cubicle with tiled surround and a glass shower screen door, close coupled wc, pedestal wash hand basin, fully tiled walls, inset downlights and heated towel rail.



**BEDROOM THREE:** 11' 11" x 10' 0" (3.63m x 3.05m) UPVC double glazed window to front with views across countryside, radiator. Herringbone wood flooring and traditional column radiator.

**BEDROOM FOUR:** 8' 8" x 8' 5" (2.64m x 2.57m) UPVC double glazed window to rear, traditional column radiator. This room is currently being used as a dressing room by the current owners.

**FAMILY BATHROOM:** Obscure glass UPVC double glazed window to front, fitted with a white suite comprising newly fitted Square P shaped panelled bath with side mounted mixer taps, shower over with rain head shower as well as adjustable shower head, wall mounted controls, close coupled WC, pedestal wash hand basin, fully tiled walls, Heated towel rail.

**FRONTAGE & PARKING:** The frontage is elevated from the road with space for numerous cars, black cobbles at entrance with raised beds to either side with planting. Driveway laid to shingle, cobble boarder, post and rail fencing to both flanks. Superior exterior lighting on driveway and veranda. Large solid timber gates providing access to the rear adjacent to the newly constructed outbuilding / workshop. Access to the front door under the impressive full width flagstone veranda, with double external electric point.

**GARAGE / OUTBUILDING:** Substantial outbuilding adjacent to the property, with pitched roof providing additional storage, power and light connected. Scope for annex, office, workshop.

**REAR GARDEN:** A salient feature of this property, unoverlooked from the rear, the garden is approximately 75 ft in deep, with immediate paved patio off the dining room, the rest mainly laid to lawn with a shrub and flower beds, patio seating areas to the rear, as well as part way down the garden. Along the rear boundary is post and rail fencing, with gated access through an arbour to the fields at the rear. There is access to the front via substantial solid timber gates, as well as to the annex/outbuilding. There is a paved patio area between the annex/outbuilding and the property, which can be accessed from the living room Heritage Doors to the side. There is external lighting as well as external water tap.

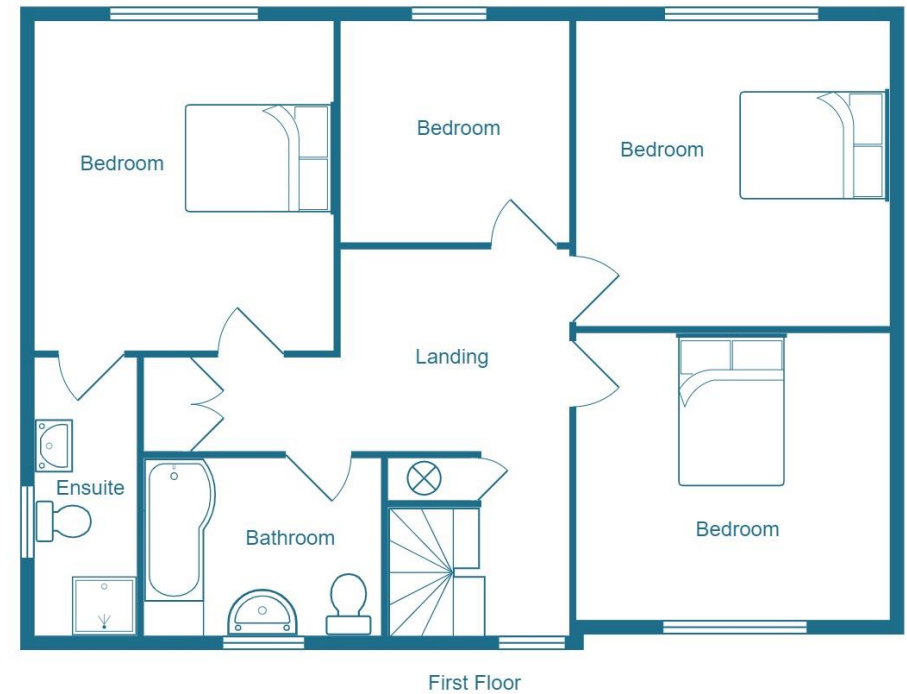
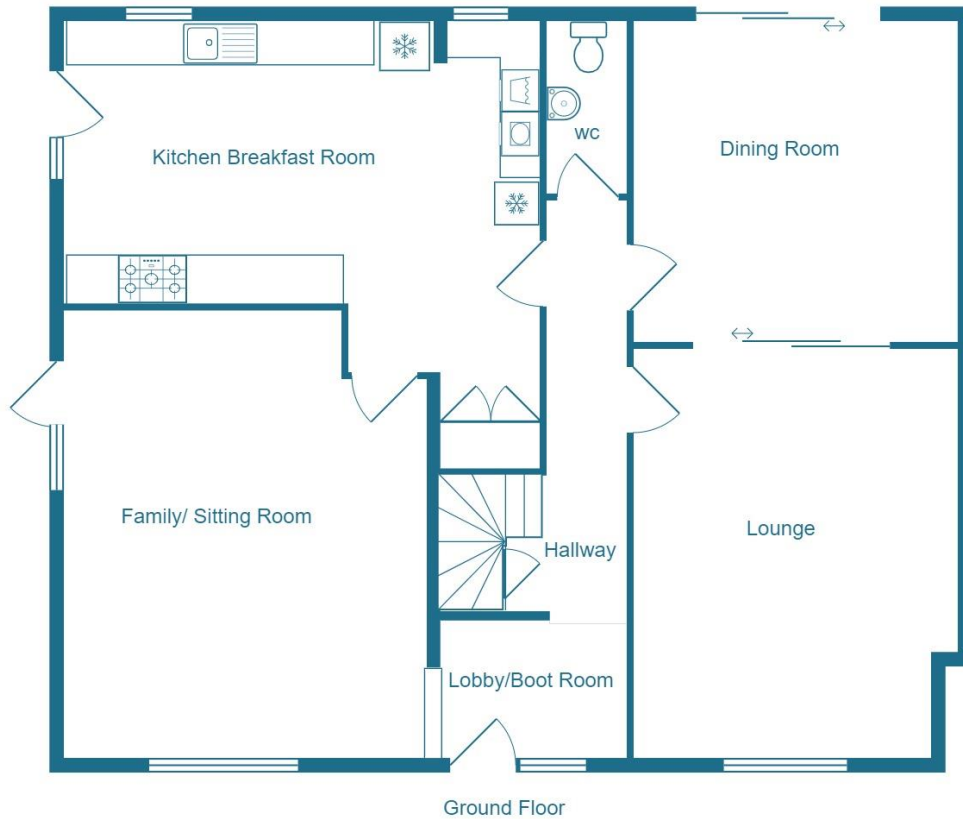
EPC Rating D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 1702 ft<sup>2</sup> ... 158.1 m<sup>2</sup>

All measurements are approximate and for display purposes only.

## Martin & Co Danbury

Unit 3 The Spinney • 121 Main Road • Danbury • CM3 4DL  
T: 01245 225525 • E: danbury@martinco.com

# 01245 225525

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

