



Keith  
Ashton

Little Ridings Lane, Norton Heath  
Ingatestone





## 28 LITTLE RIDINGS LANE

Norton Heath Ingatestone, CM4 0FR

Guide Price £825,000

**\*\* SALE INCENTIVE - STAMP DUTY PAID \*\*** Constructed in 2020 and being located on 'The Ridings' a small select development of executive family homes is this beautifully maintained, four-bedroom detached house. The property has almost 1900 sq.ft of living space which includes two reception room and a large kitchen/diner/family room, and is finished to a high standard throughout, including underfloor heating to both the ground floor and first floor levels, Neff appliances in the kitchen, energy saving lighting and has been wired for a Sonos sound system and Cat 6 cabling. Situated in the semi-rural village of Norton Heath between Chelmsford and Ongar this lovely home is perfectly positioned, with easy access to Ingatestone's mainline train station serving Liverpool Street, approx. 7.5 miles away, or Chelmsford City Centre and mainline train station, at around 8 miles away. There is a good selection of primary schools available in neighbouring villages, whilst secondary schools are available in Writtle, Ingatestone, Brentwood and Ongar with a choice of private schools located in and around Chelmsford, Brentwood and Epping. A blocked paved driveway and integral garage to the front provide ample parking spaces and viewers will be pleased to know that the property has 6 years CRL build warranty remaining.

FOUR DOUBLE BEDROOMS

1895 SQ.FT FAMILY HOME

EN-SUITE TO PRINCIPLE BEDROOM

UNDERFLOOR HEATING TO BOTH  
LEVELS

TWO RECEPTION ROOMS

KITCHEN / DINER / FAMILY ROOM

SEPARATE UTILITY ROOM

INTEGRAL GARAGE





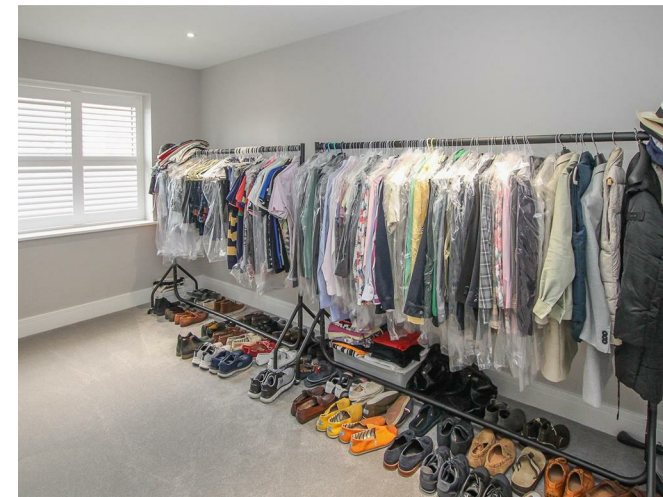


## Description

Entering the property, you find yourself in a bright and spacious I-shaped hallway with stairs rising to the first-floor level with handy built-in storage cupboard adjacent. There are doors into both reception rooms, the kitchen/diner/family room and into a fully tiled ground floor cloakroom. Both reception rooms are of a good-size and have windows which overlook the front of the property. To the rear there is a large, L-shaped kitchen/diner/family room; there is ample space for a family sized dining table and chairs with the remaining section of the room is being used for the family space / living area where there are bi-folding doors which open onto the rear garden. The kitchen has been fitted in a modern range of grey wall and base units with contrasting work surface over, and with integrated appliances including Neff double oven, hob with extractor above and fridge/freezer. There is even a breakfast bar with seating to one side. Further space for appliances is available in a separate utility room off the kitchen, where there is also pedestrian access into the garage.

A spacious first floor landing has a useful airing/storage cupboard and doors to all bedrooms and the main family bathroom. All bedrooms are of a double size and have plenty of space for either freestanding or fitted bedroom furniture. The principal bedroom has access into a fully tiled en-suite shower room with walk-in shower, wash hand basin and w.c. Finishing this level is a fully tiled family bathroom which includes panelled bath with rainfall shower over, wash hand basin and w.c. Viewers will note that there is underfloor heating to both the first and the ground floor levels.

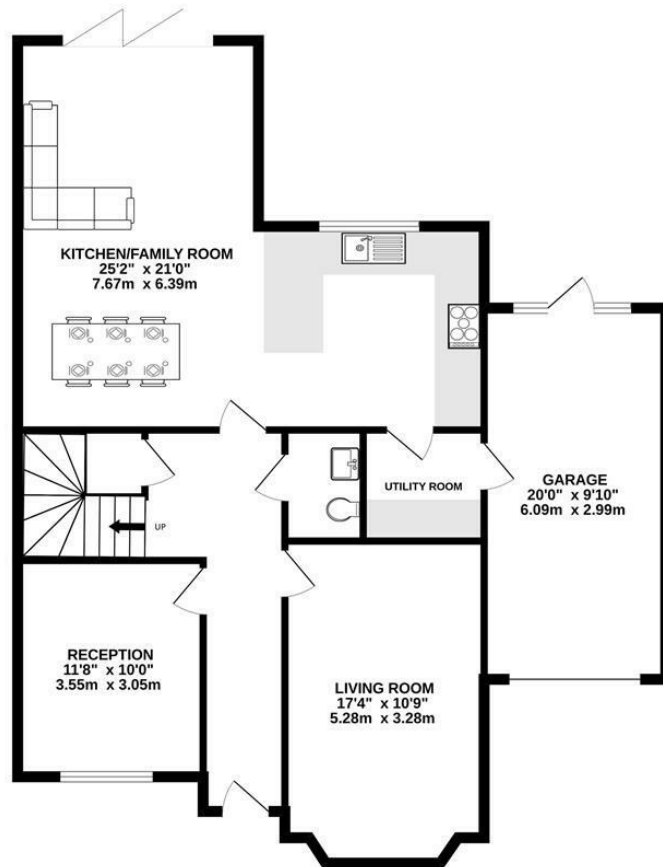
To the rear there is an easy to maintain garden with paved patio leading into the lawn. To the borders there are sleeper edged flower beds planted with low level shrubs. The front of the property is landscaped providing a neat exterior and there is a block paved driveway to the side which leads to an integral garage. There is a pedestrian door to the rear of the garage providing useful access into the rear garden and a further door giving access into the utility room.



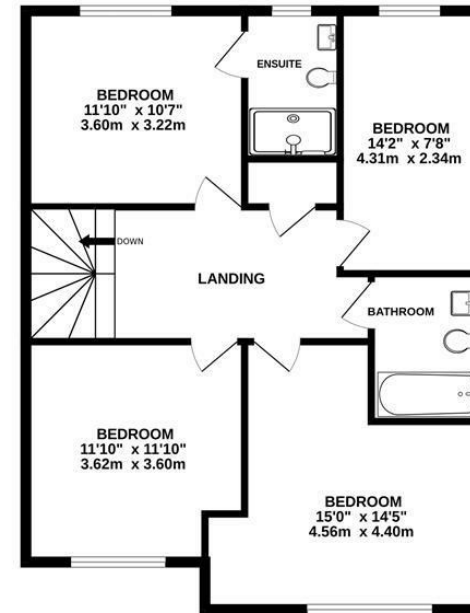




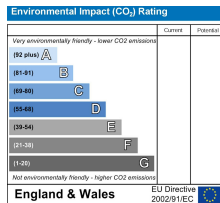
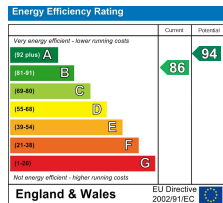
GROUND FLOOR  
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR  
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA: 1895 sq.ft. (176.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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SERVICES:  
Local Authority: Ingatstone  
Council tax band: G  
Post Code: CM4 0FR

VIEWING:  
Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at [www.mortgagebusiness.net](http://www.mortgagebusiness.net)

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website [www.keithashton.co.uk](http://www.keithashton.co.uk)



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