



**Keith
Ashton**

Little Ridings Lane, Norton Heath
Norton Heath



24 LITTLE RIDINGS LANE

Norton Heath Norton Heath, CM4 0FR

Guide Price £850,000

Built in 2020 on 'The Ridings' development is this stunning and beautifully decorated, four, double bedroom detached family home, with over 1900 sq.ft of living accommodation which includes a spacious kitchen/diner with separate utility room, a separate living room, ground floor cloakroom and a study. The property offers high specification throughout, including underfloor heating to both the ground 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 just off the A414 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. Sitting on a good-sized plot overlooking fields to the rear, whilst to the front a spacious block paved driveway and an integral garage with electric vehicle charging point, provides excellent parking. Viewers will note that the property has a 10 year build CRL warranty (from 2020) and early viewing is definitely recommended. Chain above complete!!

FOUR DOUBLE BEDROOMS
FAR REACHING VIEWS TO THE REAR

EN-SUITE TO MASTER
LARGE DRIVEWAY & GARAGE WITH EV CHARGING POINT

COMPLETE CHAIN ABOVE
GOOD-SIZED STUDY

LARGE OPEN PLAN KITCHEN/DINER, PLUS UTILITY
SEPARATE LOUNGE



Description

A spacious and bright L-shaped hallway has solid oak flooring which extends through the whole of the ground floor, with doors to the study, lounge and into the kitchen/diner. A lovely lounge has a bay window to the front aspect and a modern media unit with shelving, creating an ideal space for cozy evenings or family film nights. The study is of a good-size and therefore perfect for anyone looking to work from home. The end of the hallway opens into a stunning kitchen / diner / family room, where there are bi-folding doors opening directly onto the patio area in the garden, taking in the lovely views to the rear that this property has to offer. The kitchen has been fitted in a quality range of stylish, grey wall and base units with granite work surfaces over, and Neff integrated appliances to include, double oven, induction hob, microwave oven, fridge/freezer and wine cooler, and there is also an instant boiling water tap at the kitchen sink. There is further space for appliances in the separate utility room off the kitchen, which also gives convenient access into the integral garage. Furthermore, there is a fully tiled ground floor cloakroom which is accessible from the hallway. Air source underfloor heating is supplied to both the ground and first floor levels, along with solid oak doors throughout and an oak balustrade staircase.

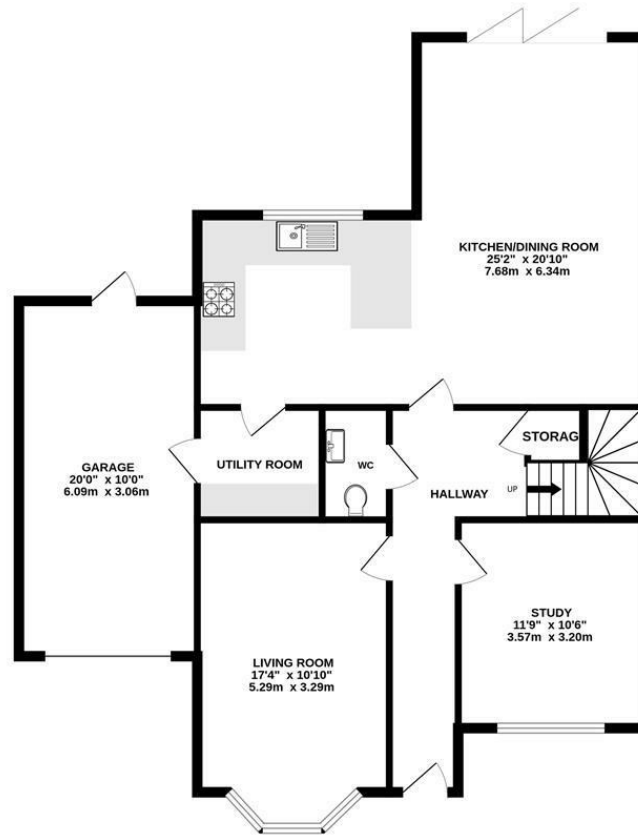
Rising to the first floor you will find four, good-sized, well-proportioned bedrooms, two of which have lovely views over open fields to the rear. The master bedroom benefits from a luxury en-suite shower room which is fully tiled and there is also a fully tiled family bathroom with 'rainfall' shower over the bath, w.c. and wash hand basin set into a modern vanity unit.

Externally, there is a well-maintained garden overlooking and backing onto fields. A spacious, paved patio to the immediate rear of the property provides a lovely sunny space to sit and enjoy the views, with the remainder of the garden being laid to lawn with sleeper edged flower beds to the side. At the front of the property, excellent parking is provided for several vehicles via a large block paved driveway leading to an integral garage with electric up and over door. There is a pedestrian door to the rear of the garage that gives access into the rear garden, and a further door into the utility room. Viewers will also note that there is an electric vehicle charging point located in front of the garage area.

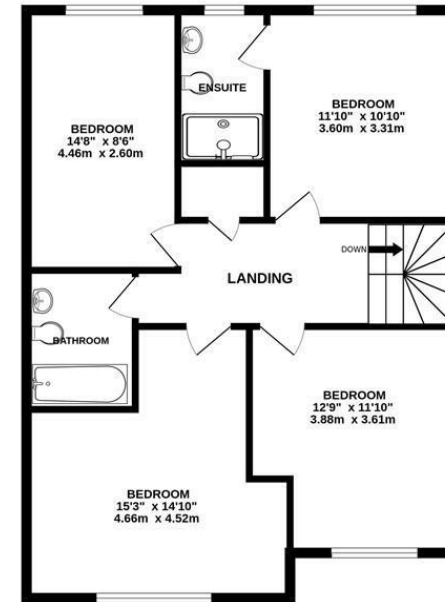




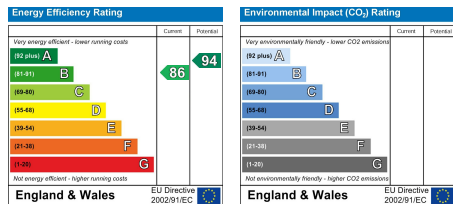
GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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SERVICES:
Local Authority: Norton Heath
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

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



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