



The Fairways, Cold Norton CHELMSFORD CM3 6JJ

welcome to

The Fairways, Cold Norton CHELMSFORD

IN AN OUTSTANDING SCHOOL CATCHMENT This spacious detached home is located in the DESIRABLE VILLAGE of Cold Norton, within reach of a WEALTH OF AMENITIES in nearby Maldon and South Woodham Ferrers. This generous family residence is offered with NO ONWARD CHAIN.



Porch

Covered Porch area, part glazed door to :-

Entrance Hall

Oak stairs rising to first floor, radiator, doors to:-

Cloakroom

Double glazed UPVC window to side, white suite comprising low level WC and wall mounted basin, chrome heated towel rail.

Lounge

19' 8" x 11' 8" (5.99m x 3.56m)

Double glazed UPVC window to rear and door to utility, centrepiece gas living flame fireplace, radiator, bi-fold doors to:-

Dining Room

13' 4" x 10' 10" + recess (4.06m x 3.30m + recess)

Double glazed UPVC windows to front and side, radiator, door to:-

Kitchen

10' 4" x 9' 9" (3.15m x 2.97m)

Double glazed UPVC windows to front and side, modern fitted kitchen comprising sink and drainer set in quartz work surfaces with tiled splashbacks and range of eye and base level units, built in cooker, microwave, induction hob and slim-line dishwasher. Radiator, door returning to hallway.

Utility Room

Patio door to rear opening to garden, fitted floor to ceiling cupboards, integrated freezer, space for washing machine. Floor standing oil boiler.

First Floor

Landing

Galleried landing with airing cupboard and loft access, doors to:-

Bedroom One

12' 1" x 11' 9" + recess (3.68m x 3.58m + recess)

Double glazed UPVC window to rear overlooking the garden, radiator, door to:-

En Suite

Double glazed UPVC window to side, white suite comprising walk in oversized shower cubicle housing Aqualisa power shower, LLWC and vanity basin. Fully tiled walls, chrome heated towel rail.

Bedroom Two

9' 11" x 9' 8" (3.02m x 2.95m)

Double glazed UPVC windows to front, built in wardrobes, radiators.

Bedroom Three

9' 9" x 8' 11" + recess (2.97m x 2.72m + recess)

Double glazed UPVC windows to front, built in wardrobes, radiator.

Bedroom Four

8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed UPVC window to rear overlooking the garden, built in wardrobes, radiator.

Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

Double glazed UPVC window to side, white suite comprising panel bath with shower over, low level WC and pedestal basin, fully tiled walls, radiator.

Study/studio

15' 2" x 5' 7" (4.62m x 1.70m)

Double glazed UPVC window and Velux skylight to side, radiator.

Outside

Front

Laid to lawn with mature shrubs.

Parking

Generous forecourt driveway extending along the side of the property to the carport providing ample off road parking, leading to garage. Gated access to :-

Rear Garden

Enclosed by panel fence, predominately laid to lawn with patio and decked seating areas, mature flower and shrub borders. Wooden summer house to remain.

Garage

Detached single garage with up and over door, power, light and door to garden.



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welcome to

The Fairways, Cold Norton CHELMSFORD

- Four Bedrooms Plus Office / Studio
- Two Reception Rooms
- Modern Kitchen plus Large Utility Room
- Garage & Carport
- Desirable Village Location with Outstanding School

Tenure: Freehold EPC Rating: D

price

£525,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
MLN103053 - 0006

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