



Willow Court, Cold Norton CM3 6FH
£595,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk



The accommodation comprises

Located in the small village of Cold Norton which has a semi rural setting and is within the Maldon District. Nestled on the edge of the Dengie Peninsula which offers some gorgeous villages to discover and offering good links into the city of Chelmsford. The river side town of Maldon is only 5.4 miles away and Burnham On Crouch and South Woodham Ferrers are all nearby.

Willow Court is quietly tucked away in a turning of select properties built by Jenny Moody Homes, offering a high specification of build and quality fitments.

This detached three bedroom family home offers deceptively spacious accommodation in exceptional condition throughout.

The ground floor offers an entrance porch, cloakroom/w/c, modern spacious kitchen/dining room, and a bright and airy lounge with wood burner backing the sunny aspect rear garden.

The first floor offers three double bedrooms with the principal bedroom having an en-suite and finally the family bathroom.

Externally a generous well laid out sunny aspect rear garden, great space to relax and entertain and to the front the properties own drive to garage.

Storm entrance porch

Storm entrance porch with light to the main entrance.

Entrance hallway

Entrance door to the hallway which has quality laid wood effect flooring, under stairs storage cupboard. Stairs to the first floor and a wall mounted security alarm key pad and under floor heating.

Cloakroom/w/c

Quality laid wood effect flooring, close coupled w/c, free standing hand wash basin with vanity cupboards below. Double glazed window to the front and under floor heating.

Kitchen/dining room

18'1 x 11'1

This is a really good size room and as with the house throughout, presented to a high standard. The kitchen has a range of quality fitted modern wood grain effect eye level units, matching base units and drawers and work surfaces over. Integrated dish

washer and washing machine, space for American style fridge/freezer, inset stainless steel hob with back splash and above extractor. Integrated fridge/freezer and built in oven, one and a half stainless steel sink and a wall mounted boiler for hot water and heating (not tested).

The room has quality laid wood effect flooring with under floor heating, tv point, double glazed window to the front and plenty of space for a good size family table and chairs.

Lounge

18'2 x 10'9

Quality laid wood effect flooring with under floor heating, brick fireplace with a cast iron wood burner, television point. Double glazed window and double glazed doors leading out onto the attractive rear garden.

Landing

Loft access and a double glazed window to the side.

Bedroom one en-suite

14'3 reducing to 11'4 x 11

A good size main bedroom, nice bright and airy which is the same in all the bedrooms, double built in wardrobes. Double glazed window to the front, radiator and door to the en-suite.

En-suite Tiled flooring, walk in shower cubicle, free standing sink with double vanity cupboards below, close coupled w/c and expel air. Down lighting, shaver point, part tiled walls, radiator and a double glazed window to the front.

Bedroom two

10'8 x 9'7

Another good size double bedroom with double glazed window to the rear and radiator.

Bedroom

9'6 x 8'2

This double bedroom has a double glazed window to the rear and radiator.

Bathroom

Part tiled walls and tiled flooring, panelled bath with fitted rain shower and screen, free standing hand wash basin with double vanity cupboards below and a close coupled w/c. Down lighting, radiator, expel air, shaver point and a double glazed window to the side.

Rear garden

The sunny aspect rear garden is a generous size commencing with a nicely laid patio/entertaining area, offering an unoverlooked and private space to enjoy. The main lawn is neatly laid with fenced and laurel hedged boundaries.

Outside electrical power points, cold water tap, courtesy door, to the garage, garden shed and aside gate to the driveway and garage.

Drive to garage

The property has its own driveway leading to the garage which has an up and over door, power and light.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren 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. 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 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.

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

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