



Pittodrie Larks Lane, Great Waltham, CM3 1AD
Offers in excess of £725,000



Pittodrie Larks Lane, Great Waltham, CM3 1AD

Offers in excess of £725,000



Some More Information

Set on a side lane on the outskirts of the village of Great Waltham, is this brand new detached four-bedroom cottage with off street parking for a number of vehicles and garden backing on to an open paddock. This home offers uPVC windows throughout with air source underfloor heating to the ground floor and radiators to the first floor.

From the composite entrance door which leads into the entrance hall where doors give access to the sitting room, study, ground floor cloakroom, along with the kitchen dining family space and utility room.

The study is located to the front of the property with window overlooking the front driveway and lane beyond. Opposite is the spacious sitting room accessed via twin opening doors this wide sitting room offers a versatile space for furnishing and a further pair of twin doors lead into the kitchen, dining family room which spans the rear of the property. Benefitting from two bi-fold doors the room is flooded with light on to the tiled wood effect floor with a grey shaker style kitchen and quartz stone worktops.

Beyond the internal hallway leads to the utility room with matching cabinetry and large services cupboard, completing the utility room is a side composite door and window which is an ideal space for cleaning those muddy paws after returning from a walk.

To the first floor there are four bedrooms all of which have vaulted ceilings and are considered double sized rooms. Bedroom one also benefits from an en-suite shower room comprising corner shower cubicle, W.C. and wash hand basin. Completing the first-floor accommodation is the family bathroom comprising panel enclosed bath with shower over, W.C. and wash hand basin.

Externally

Access from the lane the property has off street parking to the front for a number of vehicles and is open to the rear garden which enjoys views over a paddock area to the rear. In addition

we understand that planning permission has been granted for the construction of a single detached garage to the side of the property.

Location

Great Waltham benefits from a post office, a village shop, a café, a hairdresser, a primary school, two public houses, cricket and football pitches, and a large playground alongside the village hall. There is an active village community with many social, sporting and cultural events taking place during the average year.

Entrance Hall

Sitting Room

16'4" x 13'3" (4.98m x 4.04m)

Kitchen/Dining/Family Room

32'6" x 13'2" (9.91m x 4.01m)

Utility Room

9'4" x 8'3" (2.84m x 2.51m)

Study

12'7" x 6'5" (3.84m x 1.96m)

Ground Floor Cloakroom

First Floor Landing

Bedroom One

15'1" x 13'6" (4.60m x 4.11m)

En-Suite

8'2" x 4'3" (2.49m x 1.30m)

Bedroom Two

15'1" x 13'6" (4.60m x 4.11m)

Bedroom Three

15'1" into bay x 9'9" (4.60m into bay x 2.97m)

Bedroom Four

14'2" x 10'4" into bay (4.32m x 3.15m into bay)

Bathroom

8'4" x 6'5" (2.54m x 1.96m)

Council Tax Band – TBC

Local Authority – Chelmsford City Council

Tenure - Freehold

EPC - B

Mains Electric
Air Source Heating
Mains Water
Mains Drainage

Construction Type - We understand the property to be predominantly of brick construction uPVC windows and Composite Doors.

The property has level access thresholds to the front of the property.

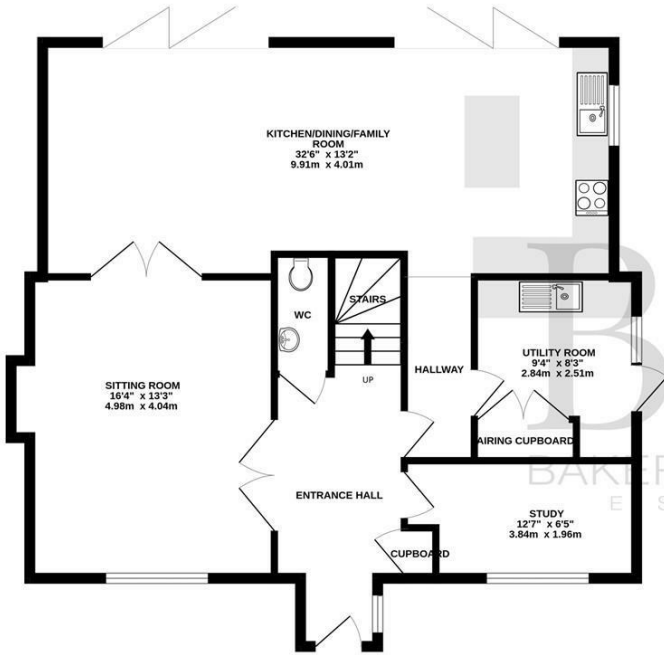
Broadband Availability - We understand that ultrafast is available via Openreach connections.

Mobile Coverage - The best available mobile network in the area is provided by O2.

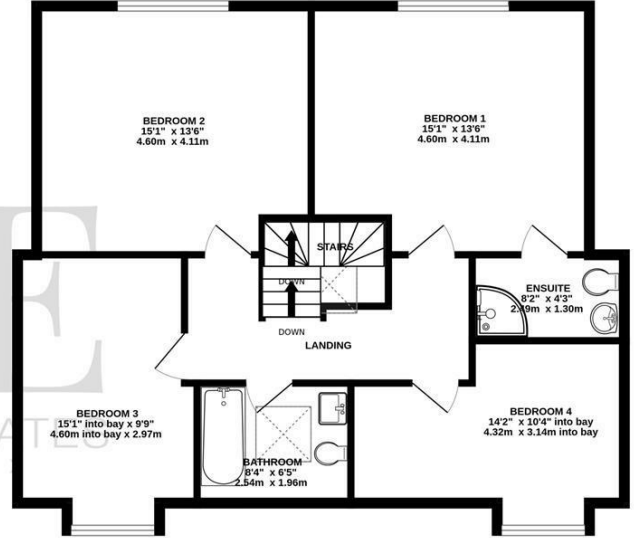
Flood risk in the property location is considered a Very Low Risk from rivers, sea and surface water, along with unlikely flooding from Groundwater and Reservoirs. (Gov.uk Flood Map April 2024).



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1815 sq.ft. (168.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.