

Paul Mason Associates



Clarke Rise, Cold Norton, Essex, CM3 6JL

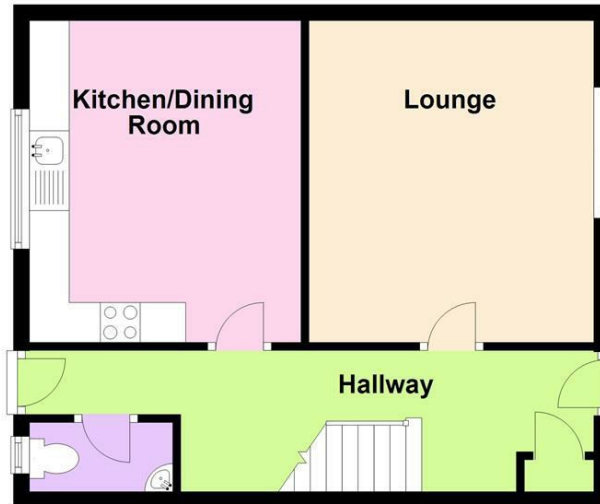
Guide price £325,000

- Sought After Location
- 2.8 Miles to Station
- Spacious Accommodation Throughout
- Re-fitted Bathroom & Cloakroom
- Three Double Bedrooms
- Close to Local Amenities
- Secluded Rear Garden
- Off Road Parking
- Kitchen/Dining Room
- EPC - E

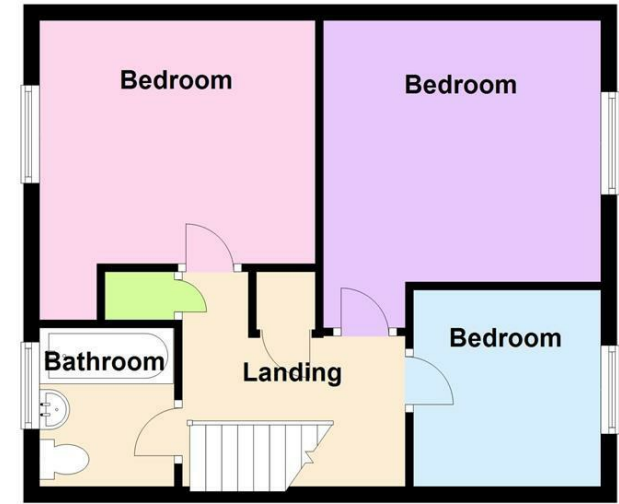
*** GUIDE PRICE - £325,000-£350,000 *** This well presented and spacious family home is located in the popular village of Cold Norton. The village benefits from a shop, highly regarded primary school, pleasant countryside walks, Three Rivers Golf and Country Club and The Norton public house. The accommodation includes three good size bedrooms and a refitted family bathroom to the first floor. The ground floor commences entrance hall with storage cupboards with doors to the lounge, kitchen/diner and cloakroom. Externally the property is set back from the road with a well-maintained private rear garden. To the front of the property there is a front garden and off road parking. To fully appreciate the property on offer, viewings come highly recommended..

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
	77		39
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
		19	
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

Ground Floor



First Floor



Produced by Property Trader 01245 323355Disclaimer:All floorplans are provided for informational and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your full requirements.

Plan produced using PlanUp.

Distances:

Cold Norton Primary School -
0.3 miles
North Farnbridge Train Station -
2.8 miles
South Woodham Ferrers - 4.0
miles
Maldon - 5.7 miles
London Southend Airport - 16.8
miles

All distances are approximate.

ACCOMMODATION

Ground Floor

Entrance Hall

7.3m x 1.6m max 0.7m min
(23'11" x 5'2" max 2'3" min)
Part glazed entrance door to
front. Coved ceiling. Stairs to
first floor. Two storage
cupboards. Radiator. Part
glazed door to rear garden.

Lounge

4.0m x 3.5m (13'1" x 11'5")
Double glazed window to front.
Coved ceiling. Feature multi-fuel
log burner. TV point. Radiator.
Wood effect flooring.

Kitchen /Breakfast Room

4.0m x 3.4m (13'1" x 11'1")
Double glazed window to rear.
Wooden units fitted to eye and
base level with stone effect work

surfaces. Inset one and half
bowl sink with drainer. Tiled
splash-backs. 4 ring hob with
extractor hood over. Electric
oven. Space for fridge/freezer,
dishwasher, washing
machine/dryer. Coved ceiling.
Tiled flooring.

Cloakroom

Obscure double glazed window
to rear. Two piece suite
comprising low level WC and
wall hung wash hand basin with
tiled splash-backs. Coved
ceiling. Radiator. Wood effect
flooring.

First Floor

Landing

Stairs to ground floor. Airing
cupboard housing hot water
cylinder. Storage cupboard.
Coved ceiling. Doors to :-

Bedroom One

3.3m x 3.2m (10'9" x 10'5")
Window to rear with countryside
views. Radiator.

Bedroom Two

3.4m x 3.0m (11'1" x 9'10")
Double glazed window to front.
Coved ceiling. Radiator.

Bedroom Three

2.6m x 2.6m (8'6" x 8'6")
Double glazed window to front.
Coved ceiling. Radiator.

Family Bathroom

Obscure double glazed window
to rear. Three piece suite
comprising 'L' shape panelled
bath with shower attachments,
low level WC and vanity wash
hand basin. Part tiled walls. Tiled
flooring. Radiator.

EXTERIOR

Frontage

Mainly laid to lawn with shrubs to
edges and a pathway leading to
entrance door.

Parking

There is allocated parking to the
front of the property.

Rear Garden

The private rear garden benefits
from two paved patio areas, one
to the front and the other to the
rear. The remainder is laid to
lawn with flower and shrub
borders with a decorative pond.

Services

Gas - N/A
Electricity - Mains
Water/Drainage- Mains
Local Authority - Maldon District
Council - Tax Band C

Viewings.

Strictly by appointment only
through the selling agent Paul
Mason Associates on 01621
742310.

Important Notices.

We wish to inform all
prospective purchasers that we
have prepared these particulars
including text, photographs and
measurements as a general
guide. Room sizes should not be
relied upon for carpets and
furnishings. We have not
carried out a survey or tested
the services, appliances and
specific fittings. These
particulars do not form part of a
contract and must not be relied
upon as statement or
representation of fact.



Paul Mason Associates

35 The Street
Latchingdon
Chelmsford
Essex
CM3 6JP
T: 01621 742 310

Bruce House
17 The Street
Hatfield Peverel
Chelmsford
CM3 2DP
T: 01245 382 555

Sales | Lettings | Development | Investment

F: 01245 381257 E: info@paulmasonassociates.co.uk www.paulmasonassociates.co.uk

Paul Mason Associates Limited Registered in England Number - 6767946
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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