

Paul Mason Associates



Clarke Rise, Cold Norton, Essex, CM3 6JL

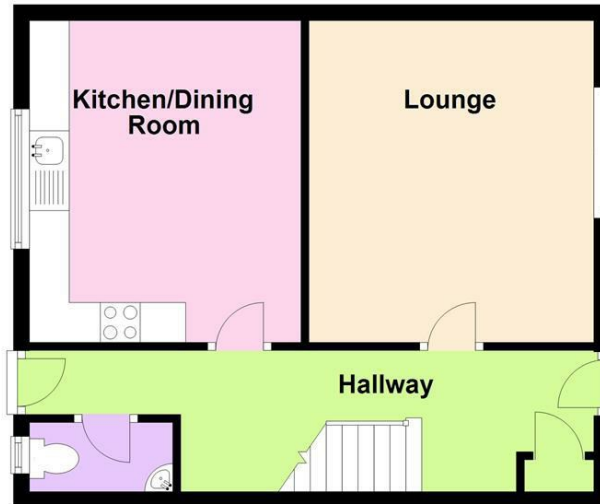
Guide price £325,000

- 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

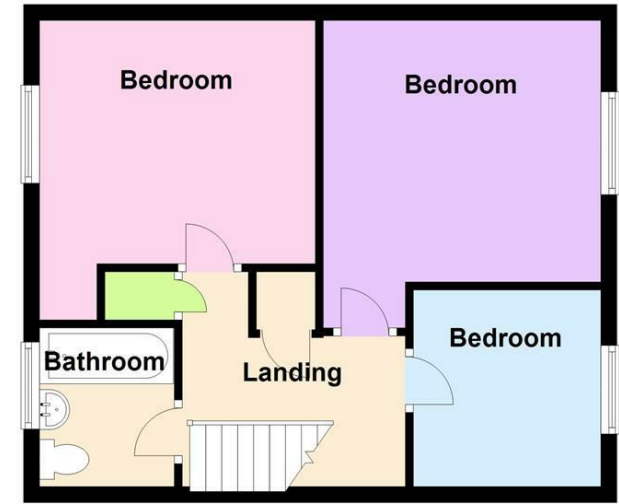
\*\*\* GUIDE PRICE - £325,000-£350,000 \*\*\* This well presented and spacious family home is located in the popular village of Cold Norton. The village benefits from a shop, highly regarded primary school, pleasant countryside walks, Three Rivers Golf and Country Club and The Norton public house. The 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	77		39
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
		19	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England &amp; 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](mailto:info@paulmasonassociates.co.uk) [www.paulmasonassociates.co.uk](http://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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