

Paul Mason *Associates*



St. Stephens Road, Cold Norton, CM3 6JE
Guide price £775,000

- Five Bedroom Detached house
- Spacious Accommodation Throughout
- Three Reception Rooms
- Re-fitted Kitchen
- Utility Room
- En-suite To Master Bedroom
- Within a Stones Throw of Cold Norton Primary School Rated Outstanding by Ofsted
- Large Rear Garden
- Integral Garage
- EPC -

No Onward Chain.....This spacious five bedroom detached house is set in a prestigious sought after road in the village of Cold Norton. The village offers playing fields, a park and is within the catchment area of the highly regarded local primary school. The area offers numerous countryside walks and local amenities including The Norton which is a community owned public house, and the popular Three Rivers Golf and Country Club.

The accommodation includes a master bedroom with a re-fitted en-suite, four further bedrooms and a re-fitted family bathroom to the first floor. On the ground floor there is generous entrance hallway, a lounge, re-fitted kitchen, conservatory, dining room, utility room and a re-fitted cloakroom.

Externally there is an extensive driveway with parking for numerous vehicles to the front of the property, as well as an integral garage with power & light connected. The rear garden is mostly laid to lawn with various trees, plants, shrubs and a large allotment area. There is a large paved patio seating/entertainment area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	54	66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Distances

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Part glazed entrance door and two obscure double glazed side windows to front. Solid oak banister with glass panels enclosing stair case leading to first floor. Tile effect flooring. Radiator. Oak doors to :-

Dining Room/Second Reception Room

3.4m x 3.3m (11'1" x 10'9")
Double glazed window to front. Inset for feature fireplace. Wood effect flooring. Radiator.

Cloakroom

Obscure double glazed window to front. Two piece suite comprising low level WC and vanity wash hand basin. Inset spotlights. Tiled flooring. Radiator.

Lounge

4.6m x 4.6m (15'1" x 15'1")
Double glazed bi-fold doors leading to rear garden. Inset spotlights. Feature log burner with brick surrounding. Large storage cupboard. Radiator.

Kitchen

4.0m x 3.0m (13'1" x 9'10")
Two double glazed window to rear. Double glazed French doors leading to conservatory. Modern white units fitted to eye and base level with stone effect work surfaces and 1 1/2 sink and drainer. Tiled splashbacks. Integrated double oven, 5 ring gas hob with extractor fan over, microwave, fridge-freezer, dishwasher and pantry cupboard. Matching breakfast bar with seating space. Inset spotlights. Tile effect flooring. Radiator.

Conservatory

3.8m x 2.6m (12'5" x 8'6")
Double glazed windows to rear and sides. Double glazed French doors leading to rear garden. Tile effect flooring.

Utility Room

2.4m x 1.9m (7'10" x 6'2")
Double glazed window to rear. Part glazed door leading to rear garden. White units fitted to eye and base level with stone effect work surfaces. Butler sink. Space for washing machine and dryer. Tile effect flooring. Radiator.

FIRST FLOOR

Landing

Access to loft hatch. Solid oak banister with glass panels enclosing stairs to ground floor. Airing cupboard housing hot water cylinder. Storage cupboard. Skylight. Radiator. Solid oak doors to :-

Master Bedroom

4.7m x 4.0m (15'5" x 13'1")
Double glazed French doors opening to Juliette balcony with two side windows over looking the rear garden with wooden shutters. Inset spotlights. Radiator. Oak door to :-

En-Suite

Obscure double glazed window to side. Refitted three piece suite comprising large shower cubicle, concealed WC and vanity wash hand basin. Inset spotlights. Fully tiled walls and flooring. Heated chrome towel rail.

Bedroom Two

4.8m x 2.4m (15'8" x 7'10")
Double glazed windows to front. Radiator.

Bedroom Three

3.5m x 3.2m (11'5" x 10'5")
Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Four

3.3m x 3.3m (10'9" x 10'9")
Double glazed window to rear. Radiator.

Bedroom Five

2.4m x 2.3m (7'10" x 7'6")
Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to rear. Refitted three piece suite comprising corner shower cubicle with attachments, concealed WC and vanity wash hand basin. Inset spotlights. Fully tiled walls and flooring. Heated chrome towel rail.

EXTERIOR

Rear Garden

commencing a large sandstone patio entertainment area with the remainder laid to lawn with various shrubs, trees and plants. Decked seating area. Timber summer house with power and light connected. Large allotment area to rear. Irrigation system. Wild garden. Fairy garden. Outside lighting. Outside water tap. Oil tank. Access via both sides of the property to frontage.

Bar

3.3m x 2.4m (10'9" x 7'10")
Window to side. Wooden door to front. Exposed beams and studwork. Fitted bar. Power and lighting connected. Access to workshop :-

Workshop

4.0m x 2.7m (13'1" x 8'10")
Window to front and side. Wooden

entrance door. Wooden flooring. Power and lighting connected.

Frontage

Large driveway providing off road parking for numerous vehicles. Various trees, shrubs and decorative raised flower beds. Access via both sides to rear garden. Outside lighting. Access to :-

Integral Garage

5.8m x 4.0m (19'0" x 13'1")
Up and over door. Power and lighting connected. Storage shelves to remain.

Property Services

Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Oil Central Heating
Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

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.



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