

Paul Mason Associates



Latchingdon Road, Cold Norton, CM3 6JG  
Offers in excess of £550,000

- No Onward Chain
- Spacious Accommodation Throughout
- Detached Family Home
- Three Reception Rooms
- Four Double Bedrooms
- Re-Fitted Family Bathroom
- Double Garage
- Within a Stones Throw of Cold Norton Primary School Rated Outstanding by Ofsted
- Unoverlooked 84ft (approx.) Rear Garden Backing School Playing Fields
- EPC - E

NO ONWARD CHAIN.....This spacious four bedroom detached family home is situated in the village of Cold Norton. The village has a primary school with an outstanding Ofsted rating, local playing fields, a park, local shop and other local amenities including Three Rivers Golf and Country Club, public house and numerous countryside walks.

The accommodation includes four double bedrooms and a re-fitted family bathroom to the first floor. On the ground floor there is an entrance porch, hallway, lounge, dining room, kitchen/breakfast room, utility room, study/reception room and a cloakroom.

Externally, the property is set back from the road with a generous rear garden. To the front there is driveway with parking for three/four vehicles leading to a double garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	76		
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Distances

Cold Norton Primary School - 0.2 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 Porch

Part glazed entrance door to front. Obscure double glazed window to front. Double glazed window to side. Tiled flooring. Wooden door to :-

#### Hallway

Coved ceiling. Stairs to first floor. Radiator. Doors to :-

#### Study/Reception Room

3.9m x 2.4m (12'9" x 7'10")

Double glazed window to front. Coved ceiling.

#### Cloakroom

Refitted two piece suite comprising

low level WC and vanity wash hand basin. Tile effect flooring.

#### Kitchen/Breakfast Room

4.6m x 3.7m (15'1" x 12'1" )

Double glazed window to rear.

Wooden units fitted to eye and base level with stone effect work surfaces. Inset sink with drainer. Tiled splashbacks. Integrated four ring hob with extractor hood over and double electric oven. Space for American fridge-freezer. Radiator. Door to :-

#### Utility Room

3.7m x 1.9m (12'1" x 6'2" )

Obscure double glazed window to side. Part glazed door leading to rear garden. Units fitted to eye and base level with laminate work surfaces. Sink and drainer. Tiled splashbacks. Space for washing machine and dryer. Oil boiler. Tile effect flooring.

#### Dining Room

3.4m x 2.6m (11'1" x 8'6")

Double glazed window to rear.

Coved ceiling. Radiator. Wooden sliding doors to :-

#### Lounge

5.4m x 3.4m (17'8" x 11'1")

Double glazed window to front. Coved ceiling. Radiator.

### FIRST FLOOR

#### Landing

Access to loft space via hatch. Stairs to ground floor. Airing cupboard. Doors to :-

#### Bedroom One

4.2m x 3.6m (13'9" x 11'9")

Double glazed window to rear. Built in wardrobes. Radiator.

#### Bedroom Two

4.5m x 3.3m (14'9" x 10'9" )

Double glazed window to front. Built in wardrobes. Radiator.

#### Bedroom Three

3.8m x 2.4m (12'5" x 7'10" )

Double glazed window to front. Built in wardrobes. Radiator.

#### Bedroom Four

3.1m x 2.4m (10'2" x 7'10")

Double glazed window to rear. Radiator.

#### Family Bathroom

Obscure double glazed window to

rear. Refitted three piece suite comprising walk in shower cubicle, low level WC and vanity wash hand basin. Fully tiled walls. Tile effect flooring. Heated chrome towel rail.

## EXTERIOR

### Rear Garden

Commencing a large paved patio seating area with the remainder laid to lawn. Fish pond. Timber shed. Outside lighting. Two outside water taps. Two electric outside sockets. Access to frontage.

### Frontage

Block paved driveway providing off-road parking for numerous vehicles. Remainder laid to lawn. Access to rear garden. Outside lighting. Access to double garage.

### Double Garage

Electric roller door. Power and lighting connected.

### 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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