

Paul Mason Associates



Willow Court, Cold Norton, CM3 6FH

Guide price £775,000



- No Onward Chain
- Detached Family Home
- Spacious Accommodation Throughout
- Four Double Bedrooms
- Two En-Suites
- Three Reception Rooms
- Secluded garden
- Detached Double Garage
- Village Location
- EPC - B

NO ONWARD CHAIN.....This impressive four bedroom detached family home is situated within a small and exclusive unique development of 10 homes completed to a high standard throughout by Jenny Moody Properties Ltd in 2014.

The village of Cold Norton 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 a master bedroom with a fitted en-suite and three further double bedrooms along with a fitted family bathroom to the first floor. On the ground floor there is a spacious entrance hall, lounge, dining room, kitchen/breakfast room, Study and a cloakroom.

Externally the property is positioned at the start of a small mews. The total plot is one of the largest on the development and includes a private driveway for parking for numerous vehicles and the addition of a detached double garage with an external electric car charging point. To the rear, the property has a well maintained rear garden which is mainly laid to lawn with flower and shrub borders, and a large patio seating area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>85</b>                                      | <b>85</b>   |
|   |                         |  |   |



Approx. Gross Internal Floor Area 1806 sq. ft / 167.80 sq. m  
Produced by Elements Property

## Distances

Cold Norton Primary School - 0.2 miles

North Fambridge Train Station - 2.7 miles

South Woodham Ferrers - 4.1 miles

Maldon - 5.6 miles

(All mileages are approximate)

## Accommodation

### Ground Floor

#### Entrance Hall

6.22m x 1.96m (20'5" x 6'5")

Composite part glazed entrance door with windows to side. Coved ceiling. Inset spotlights. Stairs to first floor with storage below. Solid oak flooring. Underfloor heating. Oak doors to :-

#### Kitchen/Breakfast Room

6.25m x 3.05m (20'6" x 10'0")

Double glazed window to front with wooden shutters. Aluminium bi-fold doors leading to rear garden. Modern units fitted to eye and base level with wooden work surfaces and matching surrounds. Inset 1 1/2 stainless steel sink and drainer. Induction hob with extractor hood

over. Built in twin double ovens with grills. Integrated fridge-freezer, dishwasher and washing machine. Coved ceiling. Inset spotlights. Tiled flooring. Underfloor heating. Space for dining table to rear.

#### Dining Room

4.22m x 3.45m (13'10" x 11'4")

Double glazed window to front with wooden shutters. Coved ceiling. Underfloor heating.

#### Lounge

4.98m x 4.93m (16'4" x 16'2")

Double glazed window to rear. Aluminium bi-fold doors to side leading to rear garden. Coved ceiling. Centerpiece fireplace housing wood burner. TV point. Oak flooring. Underfloor heating.

#### Study

2.26m x 3.45m max x 2.77m (7'5" x 11'4" max x 9'1")

Double glazed window to side with wooden shutters. Coved ceiling. Oak flooring. Underfloor heating.

#### Cloakroom

Two piece white suite comprising pedestal wash hand basin and low level WC. Coved ceiling. Inset

spotlights. Oak flooring. Underfloor heating.

### First Floor

#### Landing

Double glazed window to front with wooden shutters. Stairs to ground floor. Airing cupboard housing hot water cylinder. Coved ceiling. Radiator. Oak doors leading to :-

#### Bedroom One

4.98m x 4.95m (16'4" x 16'3")

Dual aspect double glazed windows to rear and side. Coved ceiling. Built in wardrobes and cupboards. Fitted window seating area with further storage below. Radiator. Door to :-

#### En-Suite

3.02m x 1.14m (9'11" x 3'9")

Velux electric window to rear. Modern three piece suite comprising large shower cubicle with attachments, pedestal wash hand basin and low level WC. Inset spotlights. Fully tiled walls and flooring. Chrome heated towel rail.

#### Bedroom Two

13'1" x 10'8" (42'7" x 32'9")

Double glazed window to front with

wooden shutters. Coved ceiling. Built in wardrobes. Radiator. Door to :-

#### En-Suite

2.36m x 1.14m (7'9" x 3'9")

Obscure double glazed window to side. Modern three piece suite comprising large shower cubicle with attachments, pedestal wash hand basin and low level WC. Inset spotlights. Fully tiled walls and flooring. Chrome heated towel rail.

#### Bedroom Three

3.68m x 3.07m (12'1" x 10'1")

Double glazed window to rear. Coved ceiling. Radiator.

#### Bedroom Four

3.78m x 2.44m (12'5" x 8'0")

Double glazed window to front with wooden shutters. Coved ceiling. Radiator.

#### Bathroom

3.25m x 1.75m (10'8" x 5'9")

Obscure double glazed window to side. Three piece white suite comprising panelled bath with attachments, low level WC and pedestal wash hand basin. Coved ceiling. Inset spotlights. Part tiled

walls. Tiled flooring. Heated chrome towel rail.

#### Exterior

##### Double Garage

5.44m x 5.31m (17'10" x 17'5")

Detached double garage with electric door. Electric car charging point. Power and lighting connected. Eaves storage. Pedestrian door leading to rear garden.

##### Rear Garden

Landscaped rear garden commencing a large paved patio area with pathway to side gate and detached garage. Modern decked seating area. Remainder laid to lawn with flower and shrub borders. Oil tank situated to rear of garage behind trellis screens. Outside lighting. Outside tap.

##### Frontage

Commencing with a block paved driveway providing off road parking, leading to the detached double garage. Paved pathway leading to both entrance door and side gate which gives access to the rear garden. Decorative stone chips and shrubs. Outside lighting.

#### Agents Note

Solar panel providing a cost effective hot water heating system.

#### Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil central heating and underfloor heating.

Local Authority - Maldon District Council

#### 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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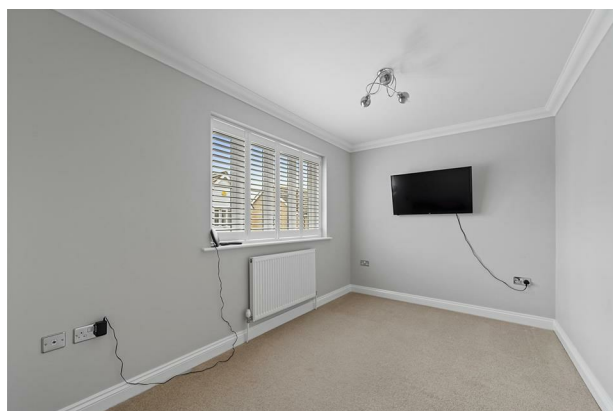
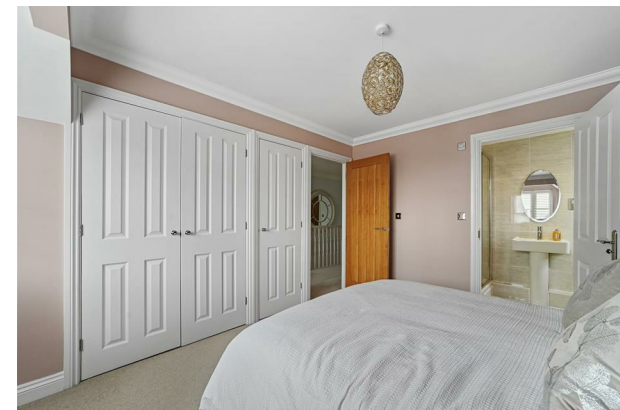
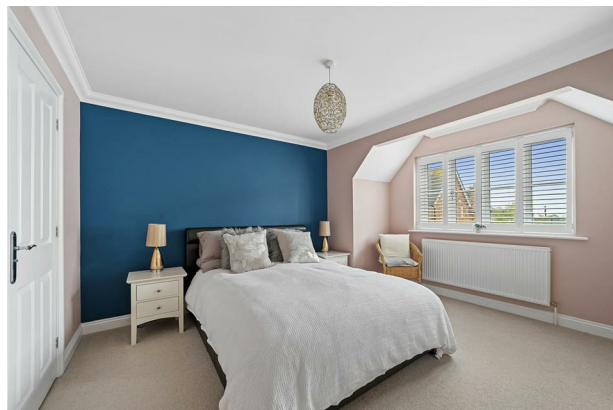
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