



North Hill, Little Baddow , Essex CM3 4TB
£965,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

STUNNINGLY PRESENTED FIVE DOUBLE BEDROOM DETACHED HOME. Located in the charming village of Little Baddow just north of Danbury and backing directly onto the picturesque HEATHER HILLS NATURE RESERVE. This property is finished to a very high standard and is ready for the discerning buyer to move straight in to. Accommodation includes four/five double bedrooms (one of the bedrooms could be used as a study), three of which offer en-suite shower rooms. On the ground floor there is a grand reception hall with a range of hand made storage units and also a lounge with a fireplace. To the rear is a truly wonderful open plan kitchen, family & dining room with bi-folding doors leading to the rear garden. In addition there is a utility room & cloakroom. Externally, there is a 91' x 53' rear garden featuring a 19' x 11'1" summerhouse/garden room. To the front is a driveway with parking for several vehicles. Energy rating D.



UPPER FIRST FLOOR

Master Bedroom 16'1" x 13'6" (4.90 x 4.11)

A lovely dual aspect room with windows to front and side. Radiator. Door to:-

En-suite

Obscure window to side. Juliet balcony with obscure doors to front. Towel radiator. Suite comprising corner shower cubicle with wall mounted shower controls and rainfall shower head, wide wall hung wash hand basin with twin drawers below, wc. Tiled floor. Shaver point.

Bedroom Four/Dressing Room 11'5" x 9'10" (3.48 x 3.00)

Window to rear. Radiator. Loft access. A full range of fitted wardrobes.

Bedroom Five 9'10" x 9'1" (3.00 x 2.77)

Window to side and rear. Radiator.

Landing

Six steps down to:

LOWER FIRST FLOOR

Landing

Large cupboard housing the Megalow pressurised hot water cylinder. Doors to:

Bedroom Two 14'4" into bay x 13'6" (4.37 into bay x 4.11)

Bay window to front. Radiator. Door to:-

En-suite

Obscure window to front. Towel radiator. Suite comprising corner shower cubicle with wall mounted shower controls, pedestal wash hand basin and wc. Tiled floor. Extractor.

Bedroom Three 13'4" x 10'0" (4.06 x 3.05)

Window to rear. Radiator. Door to:-

En-suite

Obscure window to rear. Towel radiator. Suite comprising corner shower cubicle with wall mounted shower controls & rainfall shower head., wall hung wash hand basin with twin cupboards below, wc. Tiled floor.

Family Bathroom

Velux window to ceiling. Towel radiator. Tiled feature wall. Freestanding bath unit. Freestanding mixer tap and shower attachment, wide wall hung wash hand basin with twin drawers below, wc. Shaver point. Tiled floor & feature tiled wall.

GROUND FLOOR

Reception Hall 23'6" x 9'10" > 8'4" (7.16 x 3.00 > 2.54)

Double entrance doors with side windows, radiator. Range of hand made high quality storage units.

Lounge 21'3" x 12'4" (6.48 x 3.76)

Bay window to front and window to side. Radiator. Feature fireplace with sandstone surround, granite hearth and inset electric fire.

Kitchen, Family & Dining Room 23'8" x 21'5" overall (7.21 x 6.53 overall)

The kitchen is open plan style layout and comprised of two main areas...

Kitchen Area 20'2" x 11'0" (6.15 x 3.35)

Range of base and eye level units with solid granite worktops. Space for double cooker. Extractor unit over. Integral wine cooler. Breakfast bar island unit with additional base level cupboards incorporating 1&½ bowl sink unit. Integral dishwasher. Pop up power points. Range of wall units with space for American style fridge/freezer. Engineered oak flooring.

Family & Dining Room Area 21'4" x 12'4" (6.50 x 3.76)

Bi-folding doors to leading to the rear garden. Four sun tubes providing natural light. Engineered oak flooring. Door to:-

Utility Room 8'5" x 6'1" (2.57 x 1.85)

Radiator. Range of storage units with inset butlers sink unit. Cupboard housing 'Vaillant' gas central heating boiler. Engineered oak flooring. Door to:-

Cloakroom

Obscure window to side. Corner sink unit with cupboards below and wc. Tiled floor. Extractor.

EXTERIOR

Front

Shingle driveway providing off road parking for several vehicles. Raised brick retaining wall with lawn area. Side access to rear. EV charging point.

Rear Garden approx 91' x 53" (approx 27.74m x 16.15m')

Indian sandstone patio with raised brick edging. Mainly laid to lawn with pathway leading to the rear of the garden and the summerhouse/garden room. Access to front along both sides of the property. Outside tap. Small store shed. Hot tub to remain. Rear gate which leads to Heather Hills Nature Reserve.

Summerhouse/Garden Room 19'0" x 11'1" including store area (5.79 x 3.38 including store area)

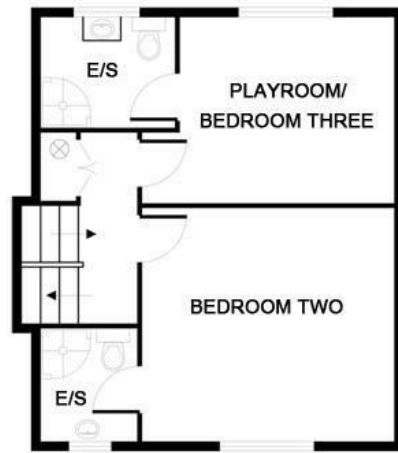
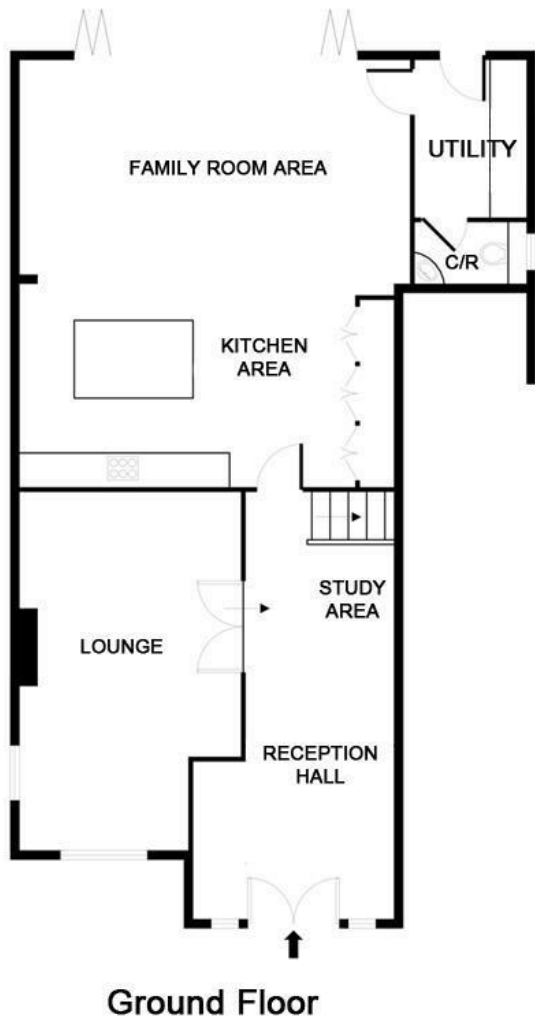
Power and light connected. Suitable for a variety of uses. Separate garden store area to right hand side.

Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.







Lower First Floor



Upper First Floor

Not to scale

