



North Hill, Little Baddow , Essex CM3 4TA
O.I.E.O £1,000,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

PART EXCHANGE CONSIDERED... A rare opportunity to purchase an exceptional four bedroom detached home (circa 2200 sq. ft) set over three floors in the sought-after village of Little Baddow.

Combining a high end contemporary design in a tranquil countryside setting, this newly built property offers superb space and style throughout.

The interior features a stunning 'Urban Myth' kitchen with 'Neff' and 'Bosch' appliances, bi-folding doors to garden and open to the sizable lounge/diner. Further to this there is a playroom/large study and a ground floor cloakroom. Premium finishes include European oak style herringbone flooring, 'Deanta' oak doors, 'Crosswater' sanitary ware and an integrated 'Control4' smart speaker system.

To the first floor there are three generous bedrooms include one with en-suite shower room, plus a beautifully appointed family bathroom. Furthermore, there is a second floor featuring an impressive master suite, complete with dressing area and an spacious and luxurious ensuite. Sash windows, decorative corning, and quality joinery bring character and elegance throughout.

Externally, a large block-paved driveway provides ample parking. Whilst the rear enjoys a private garden with large porcelain patio offering a perfect spot for relaxation or entertaining.

Set close to Essex Wildlife Trust woodland, the home enjoys easy access to scenic countryside walks. Little Baddow offers a charming village lifestyle with local pubs, churches, paper mill lock and Elm Green Preparatory School/Heathcote School nearby. Further amenities in Danbury and fast links to London via Chelmsford, just five miles away. Keys held for accompanied viewings. Energy rating B.



Images

Please note that some images have been digitally enhanced to show how the finished home could look.

SECOND FLOOR

Master Bedroom 14'8 x 11'6 (4.47m x 3.51m)

Dressing Room 10'2 x 9'3 (3.10m x 2.82m)

Ensuite 10'9 x 7'8 (3.28m x 2.34m)

FIRST FLOOR

Landing

Bedroom Two 13'6 x 12'7 (4.11m x 3.84m)

Ensuite 9'3 x 5'9 (2.82m x 1.75m)

Bedroom Three 12'10 x 11'5 (3.91m x 3.48m)

Bedroom Four 12'8 x 10'6 (3.86m x 3.20m)

Bathroom 7'9 x 6'7 (2.36m x 2.01m)

GROUND FLOOR

Hallway

Cloakroom

Playroom/Study 11'4 x 11'2 (3.45m x 3.40m)

Lounge/Diner 24' x 13'6 (7.32m x 4.11m)

Kitchen/Breakfast Room 17'8 x 12'10 (5.38m x 3.91m)

Utility Room 9'1 x 6' (2.77m x 1.83m)

EXTERIOR

Front

Rear Garden

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.









