



The Fairways, Cold Norton, Essex CM3 6JJ
Guide price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within the sought after village of Cold Norton is this four bedroom detached property which has been very well maintained home. The property is situated within this popular no through road and offers an en suite to the master bedroom along with a re-fitted bathroom and to the ground floor there is a contemporary style kitchen, lounge which leads into the dining room and a cloakroom and also a utility room. The exterior offers parking for 2/3 cars which leads to the car port and garage. The village is in an excellent catchment area with its own highly regarded primary school . The village of Cold Norton also boasts a public house, local shop, St Stephens's Church and the Three rivers Golf & Country club, with golfing, gym and entertainment facilities.

North Fambridge railway station with links to London's Liverpool street station is approx 2.5 miles. Other areas close by is the historic town of Maldon and also South Woodham Ferrer's. Council Tax Band E. Energy Efficiency Rating D.



Master Bedroom 12'1 x 12' (3.68m x 3.66m)

Double bedroom with built in wardrobes. Double glazed window, radiator. Door to

En Suite

Recently refurbished with double glazed window. Three piece suite comprising of wc, wash hand basin with vanity cupboard and shower cubicle with shower system and radiator.

Bedroom 2 10'0 x 9'8 (3.05m x 2.95m)

Double bedroom with double glazed window, built in wardrobes and radiator.

Bedroom 3 9'6 x 8'9 (2.90m x 2.67m)

Double glazed window, built in wardrobes and radiator.

Bedroom 4 9'7 x 8'11 (2.92m x 2.72m)

Double glazed window, radiator.

Bathroom

Double glazed window, three piece suite comprising of wc, wash hand basin and bath with shower over and shower screen. Tiled to walls. Heated towel rail

Landing

Airing cupboard, access to loft and stairs down to entrance hall.

Entrance Hall

Entrance Hall, under stairs storage area, coats storage cupboard.

Cloakroom

Pvc double glazed window, two piece suite comprising of wc and wash hand basin.

Kitchen 10'5 x 9'11 (3.18m x 3.02m)

Dual aspect with double glazed windows to front and side. Range of contemporary style base and wall gloss fronted cabinets with work tops. Integrated appliances include induction hob with concealed extractor hood. fitted double oven, dishwasher, fridge and freezer. Concealed under cabinet lighting. Radiator/towel rail. Door to

Dining Room 13'3 x 10'9 (4.04m x 3.28m)

Double glazed bay window and side. radiator and door to kitchen.

Living Room 19'8 x 11'9 (5.99m x 3.58m)

Double glazed window over looking the rear garden and door leading to the garden. Fire place with inset electric fire although we have been advised by the owners this could convert back to an open fire/log burner. Folding doors to dining room and door to entrance hall.

Utility Room 7'3 x 6'7 (2.21m x 2.01m)

Wall and base cabinets with space for washing machine, floor mounted boiler. Door to rear garden.

Rear Garden

Patio area with flower and shrub borders and access to side leading to the frontage and also door to garage. Oil tank.

Garage and Carport

Part covered driveway access, up and over door.

Frontage

Parking on driveway for 2/3 vehicles.

Agents Note

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 him/herself 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.



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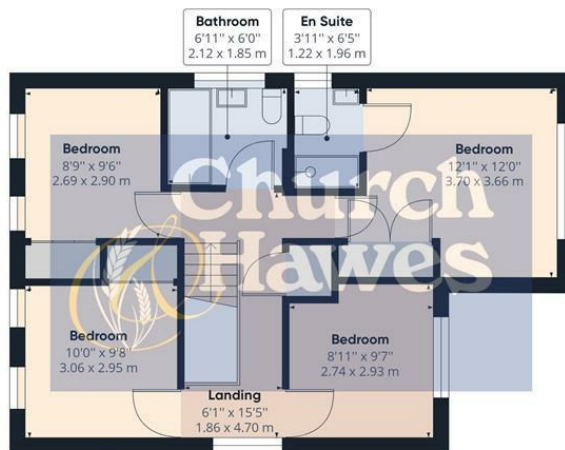


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Floor 0



Floor 1

Approximate total area⁽¹⁾

1247.94 ft²
115.94 m²

Reduced headroom

16.53 ft²
1.54 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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