



22 St. Stephens Road, Cold Norton , Essex CM3 6JE
£800,000

Church & Hawes

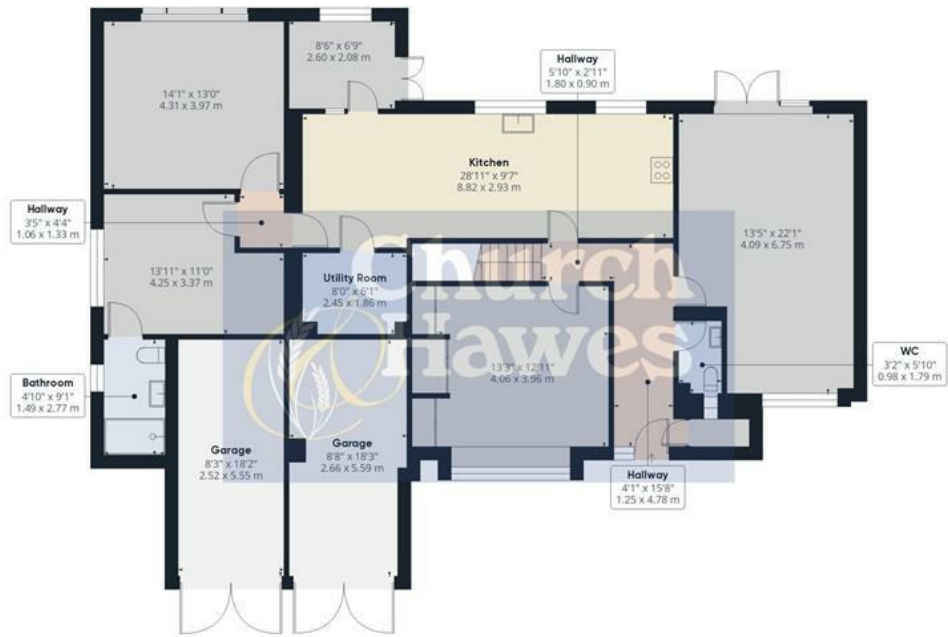
Est. 1977

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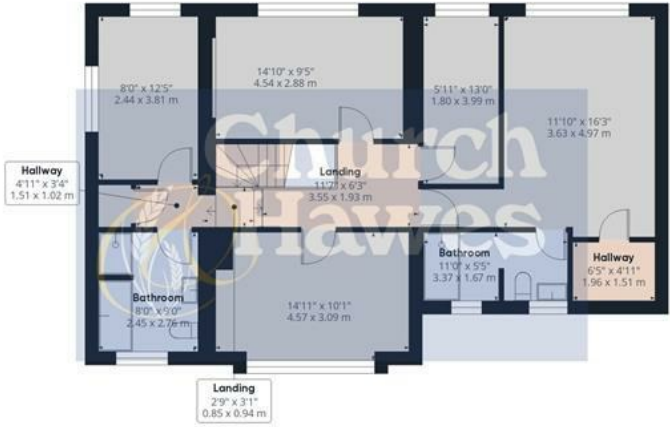
Nestled on St. Stephens Road in the charming village of Cold Norton, this impressive detached house offers a perfect blend of space, comfort, and potential. With five/six bedrooms and three well-appointed bathrooms, this residence is ideal for families seeking room to grow. Additionally, the potential for a ground floor annex presents an exciting opportunity for multi-generational living or a private guest suite.

One of the standout features of this home is its generous parking capacity, with space for up to seven vehicles, ensuring convenience for both residents and visitors alike. The property also enjoys a picturesque backdrop, as it backs onto the serene Three Rivers Golf Course, offering stunning views and a tranquil atmosphere. Families will appreciate the close proximity to Cold Norton School, making the morning school run a breeze. This delightful home is not just a property; it is a lifestyle choice, combining the peace of village life with the convenience of nearby amenities.

Tenure: Freehold - Council Tax Band: G - Energy Efficiency Rating: D



Floor 0



Floor 1

Approximate total area⁽¹⁾
2674.51 ft²
248.47 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Entrance Hall

Main entrance door, storage cupboard, radiator, stairs to first floor.

Ground Floor WC

Low level wc, wash basin, radiator, double glazed window.

Living Room 22'1 x 13'5 (6.73m x 4.09m)

Double glazed window to the front and double glazed French doors leading out to the rear both with wooden shutter blinds. Two radiators, fitted storage units and shelving.

Dining Room 13'3 x 12'11 (4.04m x 3.94m)

Double glazed window, radiator, fitted storage

Kitchen/Breakfast Room 28'11 x 9'7 (8.81m x 2.92m)

Range of high gloss base and wall units, quartz work top surfaces, twin stainless steel sink with drainer. Integrated dishwasher, integrated under counter fridge, built in eye level double oven, work top mounted electric hob. Double glazed windows, stable doors leading out to the boot/boiler room, door to the utility room, access to the inner lobby.

Utility Room 8' x 6'1 (2.44m x 1.85m)

Work top surface, storage units, space for washing machine, tumble dryer and American style fridge/freezer.

Boiler Room

Stable doors leading to the kitchen, window overlooking the garden, floor standing boiler, door leading out to the garden

Inner Lobby

Door leading to:

Sitting Room 14'1 x 13' (4.29m x 3.96m)

Double glazed window with fitted wooden shutter blinds, radiator, fitted storage units.

Ground Floor Bedroom 13'11 x 11' (4.24m x 3.35m)

Double glazed window, radiator, fitted wardrobes, desk and sets of drawers. Door to:

En Suite Shower Room

Walk in shower with wall mounted shower unit, low level wc, fitted units, wash basin, double glazed window, heated towel radiator.

First Floor

loft access

Bedroom One 16'3 x 11'10 (4.95m x 3.61m)

Double glazed window with views over the garden and golf course, wardrobes, radiator. Door to walk in wardrobe; door to en suite shower room.

En Suite Shower Room

Walk in shower with wall mounted shower unit, low level wc, low level wc, wash basin with vanity storage, double glazed windows, heated towel radiator.

Bedroom Two 14'11 x 10'1 (4.55m x 3.07m)

Double glazed window with views of the rear garden and golf course, wardrobes, radiator.

Bedroom Three 14'10 x 9'5 (4.52m x 2.87m)

Double glazed window, radiator.

Bedroom Four 12'5 x 8' (3.78m x 2.44m)

Double glazed window, radiator.

Bedroom Five 13' x 5'11 (3.96m x 1.80m)

Double glazed window, radiator.

Family Bathroom

Four piece bathroom suite with bath and shower attachment, separate shower cubicle and wall mounted shower unit, low level wc, wash basin and vanity storage units, double glazed window, heated towel radiator.

Outside

Frontage

Ample parking available via the private driveway.

Double Garage

Side by side double garage currently split into two, both connect with power and lighting and access via carriage style doors

Garden

Rear garden which backs onto Three Rivers Golf Course. The garden commences with patio area with the remainder mainly laid to lawn, border trees, shrubs and plants.

Agents Note & Money Laundering

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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

