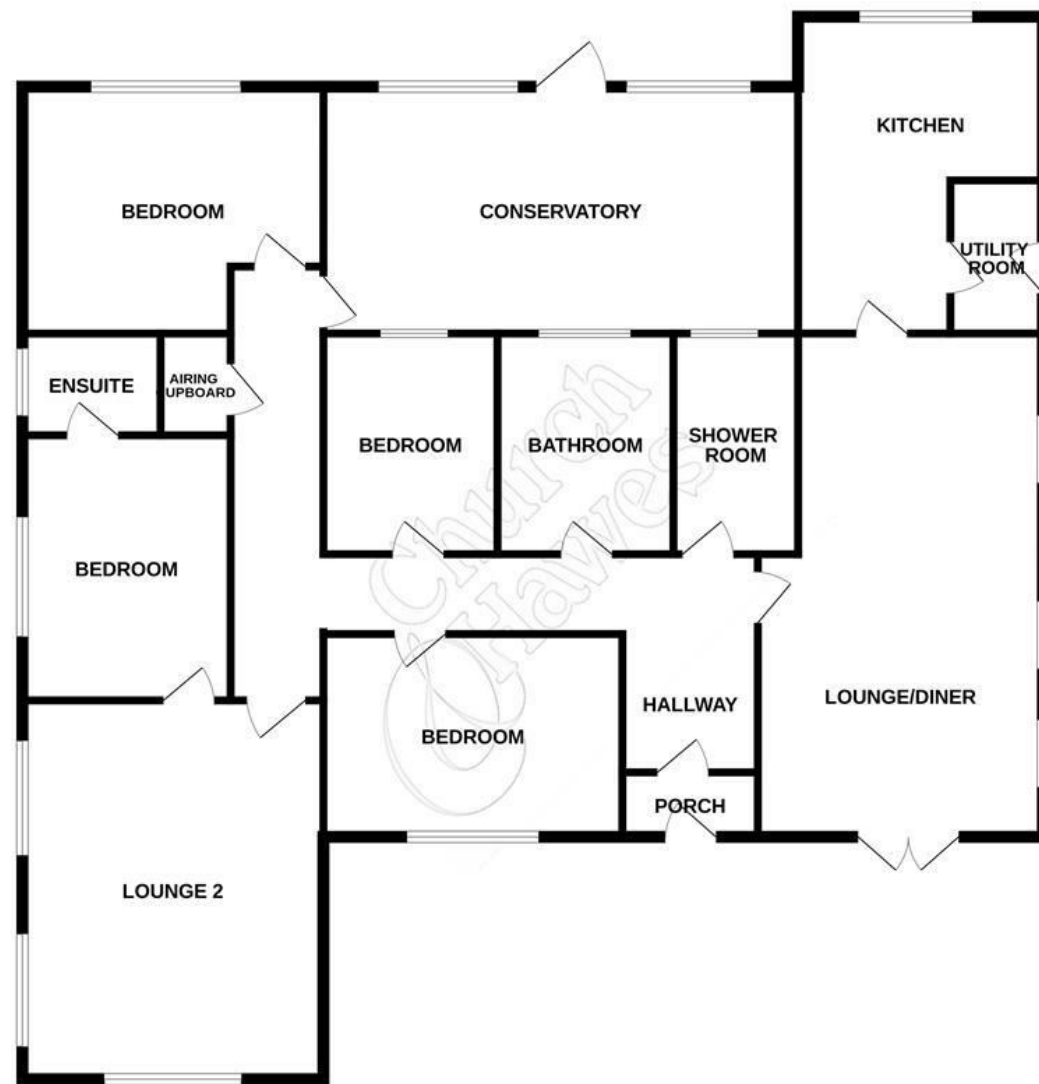


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025



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Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents



Eastholme Latchingdon Road, Cold Norton, CM3 6HR

An application for outline planning is currently pending to replace the existing detached 4 bedroom bungalow with a 2 storey dwelling. Planning Application 25/00432/OUT submitted via Maldon council. Additionally it may be possible to convert the triple garage into an annexe subject to planning permission, The existing property requires modernisation and improvement throughout, the structure in the main is timber and all parties are recommended to ascertain if they are able to get a mortgage before proceeding further to avoid unnecessary wasted time for all parties. The accommodation currently offers 4 bedrooms, 3 reception rooms, 3 bathrooms/shower rooms, kitchen and utility room, externally there is a triple garage. The plot is approx 1/3 of an acre in a rural setting on the periphery of the sought after village of Cold Norton, backing and siding on to fields, LPG gas heating and mains services are connected (no mains gas to the property) Tenure: Freehold. Council Tax Band: E. EPC: TBA.

Offers in excess of £400,000

ACCOMMODATION

Entrance door to:

PORCH

Obscure glazed door and side light to:

HALL

Radiator, airing cupboard, doors to:

BEDROOM 14 x 12 (4.27m x 3.66m)

Sealed unit glazed window to front, radiator.

BEDROOM 15'1 x 10 (4.60m x 3.05m)

Sealed unit glazed window to rear and side, radiator.

BEDROOM 13 x 11'4 (3.96m x 3.45m)

Sealed unit glazed window to side, radiator, door to ensuite and second lounge creating annexe potential with the existing accommodation.

ENSUITE

Obscure Sealed unit glazed window to side, radiator, 3 piece suite.

BEDROOM 10 x 8'3 (3.05m x 2.51m)

annexe potential with the existing accommodation

LOUNGE 2 18'6 x 15 (5.64m x 4.57m)

Sealed unit glazed window to front and two to side, radiator, fire place, door to bedroom creating annexe potential with the existing accommodation (see above and floor plan)

CONSERVATORY 21'2 12'1 (6.45m 3.68m)

2 Sealed unit glazed windows to rear, door to rear, 4 x radiator.

BATHROOM

Obscure sealed unit glazed window rear, radiator, 3 piece suite.

SHOWER ROOM

Obscure Sealed unit glazed window rear, radiator, 3 peice suite.

MAIN LOUNGE DINER 24'8 x 14<8 (7.52m x 4.27m<2.44m)

Two sealed unit glazed windows to side, double doors to front, 2 radiators, door to:

KITCHEN 15'6 x 13 l-shape (4.72m x 3.96m l-shape)

Sealed unit glazed window to side and rear, radiator, range of base and wall units, door to:

UTILITY ROOM 6 x 4 (1.83m x 1.22m)

Door to side garden LPG gas boiler.

OUTSIDE

TRIPLE GARAGE

GARDENS

Laid predominately to lawns with trees, shrubs and flower beds, backing and siding on to fields.

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING - By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429

WE ARE OPEN - Monday to Friday 9am-6pm - Saturday 9am-5pm.

- 4 BEDROOMS
- 3 BATH/SHOWER ROOMS
- 2 LOUNGES
- KITCHEN & UTILITY
- TRIPLE GARAGE
- 1/3 ACRE PLOT APX
- PLANNING APPLICATION PENDING + FURTHER POTENTIAL
- LPG HEATING
- TENURE FREEHOLD
- COUNCIL TAX BAND:E. EPC: TBA.

