



Latchingdon Road, Cold Norton, Essex CM3 6JG  
Guide price £750,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*Guide Price £750,000 - £775,000\*\* ONWARD CHAIN COMPLETE.** Presented to an impeccable standard throughout is this stunning four bedroom highly efficient detached property, favourably located in the popular village of Cold Norton offering easy access to the much sought after Cold Norton Primary School.

Built in 2019 and therefore still under its new build warranty, the current owners have improved and maintained the property to their exacting standards and only by viewing will this be fully appreciated. The stunning accommodation totals an impressive 2045 sq. ft arranged over two floors with the first floor boasting four double bedrooms with the principal bedroom offering an en-suite shower room and walk-in dressing room, the guest bedroom also provides an en-suite and there is a family bathroom serving the remaining bedrooms. The ground floor (underfloor heating throughout) is accessed via an impressive light and airy entrance hallway with impressive full height galleried landing with access being provided to a cloakroom, formal sitting room and its generously proportioned open plan kitchen/dining/family area with separate utility room. Externally the property benefits from an independent driveway providing parking for a number of vehicles, a single garage and a beautifully landscaped southerly facing 70' rear garden.

A truly immaculate property located in a sought after position. The property is also fitted with a highly efficient Air Source Heat Pump (ASHP). EPC Rating C.

## FIRST FLOOR:

### LANDING:

Light and airy landing with vaulted ceiling, two skylight windows, storage cupboard, staircase to ground floor, doors to:

### PRINCIPAL BEDROOM SUITE:

24'4 > 11'1 x 10'2 (7.42m > 3.38m x 3.10m )

Double glazed window to rear, radiator.

### WALK-IN WARDROBE:

6'10 x 6' (2.08m x 1.83m )

Fitted with wardrobe, shelving and hanging space.

### EN-SUITE:

7'6 x 6'1 (2.29m x 1.85m )

Obscure double glazed window to side, chrome heated towel rail, three piece suite comprising fully tiled walk-in shower with handheld and rainfall attachments, wall mounted wash hand basin with vanity storage below and close coupled wc, fully tiled walls, tiled floor, spotlights.

### BEDROOM TWO:

14'9 x 10'1 (4.50m x 3.07m )

Double glazed window to rear, radiator, door to:

### EN-SUITE:

8'4 x 4'6 (2.54m x 1.37m )

Chrome heated ladder towel rail, three piece suite comprising fully tiled walk-in shower cubicle with handheld and rainfall attachments, wall mounted wash hand basin with vanity storage below and close coupled wc, fully tiled walls, tiled floor, spotlights.

### BEDROOM THREE:

13'10 x 10'3 (4.22m x 3.12m )

Double glazed window to front, radiator, fitted wardrobe.

### BEDROOM FOUR:

13'1 x 10'6 (3.99m x 3.20m )

Double glazed window to front, radiator.

### FAMILY BATHROOM:

10'1 x 6'6 (3.07m x 1.98m )

Obscure double glazed window to side, chrome heated ladder towel rail, four piece suite comprising double ended bath, fully tiled walk-in shower cubicle with handheld and rainfall attachments, wall mounted wash hand basin with vanity storage below and close coupled wc, fully tiled walls, tiled floor, spotlights.

## GROUND FLOOR:

### ENTRANCE HALLWAY:

Part glazed entrance door to front, an impressive light and airy entrance hallway with full height galleried landing, wooden flooring, staircase to first floor, under stairs storage cupboard, spotlights, doors to:

### SITTING ROOM:

15'4 x 10'5 (4.67m x 3.18m )

Double glazed window to front.

### DINING/FAMILY ROOM:

16'8 x 14'6 (5.08m x 4.42m )

Bi-folding doors open to rear garden, three skylight windows, media wall, one panelled wall, door to study, wooden flooring, spotlights, open to:

### KITCHEN:

14' x 10'5 (4.27m x 3.18m )

Double glazed window to rear, extensive range of wall and base mounted storage units and drawers, quartz work surfaces, 1 ½ bowl sink unit, integrated appliances to include larder fridge and freezer, dishwasher, ceramic hob with extractor hood over, eye level combination oven and fan oven, wine cooler, spotlights, continuation of wooden flooring.

### STUDY:

8'5 x 4'7 (2.57m x 1.40m )

### UTILITY ROOM:

10'5 x 6'1 (3.18m x 1.85m )

Double glazed door and window to side, matching wall and base mounted storage units, quartz work surfaces, inset sink unit, space and plumbing for washing machine and tumble dryer, spotlights, continuation of wooden flooring.

### CLOAKROOM:

Two piece suite comprising close coupled wc and wash hand basin set on vanity storage unit, part tiled walls, tiled floor.

### EXTERIOR:

#### FRONTAGE:

Block paved frontage providing off road parking for several vehicles, dwarf brick wall to front, fenced to sides, gate to rear garden, access to:

#### GARAGE:

Integrated garage with up and over door to front, obscure glazed door to side.

#### REAR GARDEN:

A beautifully landscaped southerly facing 70' rear garden commencing with a paved patio seating area, raised koi pond, additional sunken seating area, lawned area, mature planting to boundaries, covered area housing hot tub to rear.

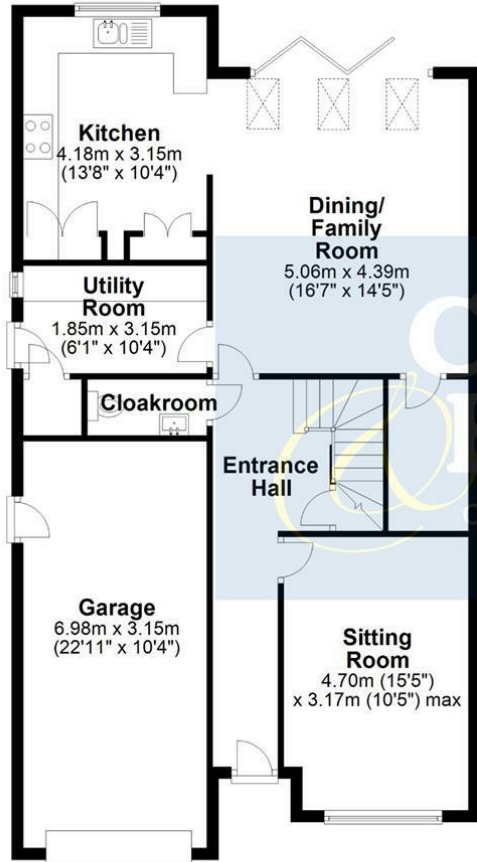
#### TENURE & COUNCIL TAX BAND:

This property is being sold freehold and is Tax Band F.

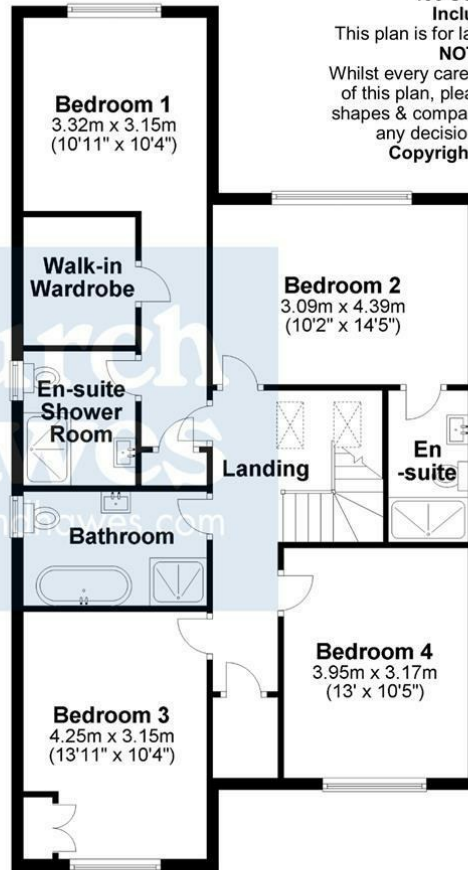
#### AGENTS NOTE:

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 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.

### Ground Floor



### First Floor



**APPROX INTERNAL FLOOR AREA**  
190 SQ M 2045 SQ FT  
Including Garage

This plan is for layout guidance only and is **NOT TO SCALE**  
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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