



Ferndale Latchingdon Road, Cold Norton , CM3 6JB
Offers over £700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

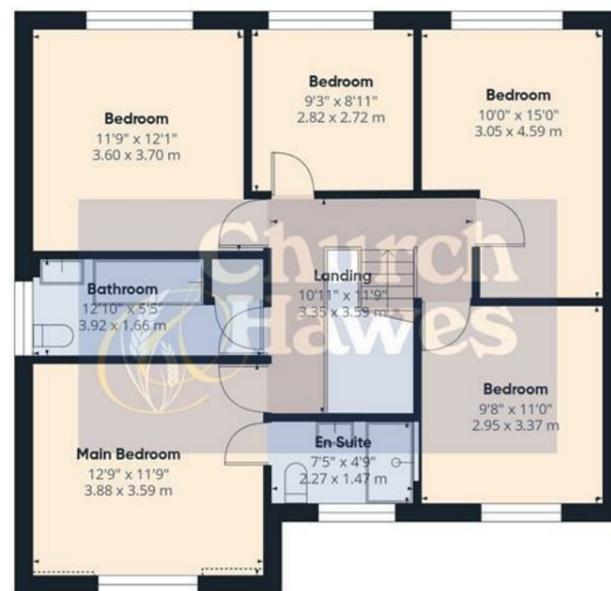
Situated within the charming village of Cold Norton between the historic town of Maldon and South Woodham Ferrers is this impressive five-bedroom detached house that offers a perfect blend of modern living and spacious comfort.

The heart of the home is undoubtedly the expansive KITCHEN/DINING/BREAKFAST room, which features bi-fold doors that seamlessly connect the indoor space with the picturesque outdoor area. This design not only enhances the natural light but also allows for a delightful flow between the inside and the stunning approx 100ft rear garden, perfect for family gatherings or quiet evenings under the stars. The property boasts five generously sized bedrooms, ensuring that there is plenty of room for family and guests alike. The master bedroom benefits from an en suite bathroom, providing a private sanctuary for relaxation.

This detached house is not just a home; it is a lifestyle choice, offering both comfort and convenience in a tranquil setting. With its impressive features and ample outdoor space, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities and transport links. North Fambridge railway station is approx 2.4 miles and South woodham Ferrers station is approx 4.1 miles, both giving direct access to London Liverpool Street Station. Cold Norton Primary School and the Three Rivers Golf & Country Club are on your doorstep. Do not miss the opportunity to make this exceptional property your new home. Council tax Band F. Energy Performance Rating E.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1653 ft²
 153.5 m²

Reduced headroom

2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Entrance door to hall, Herringbone wood flooring, feature vertical radiator, smooth ceiling incorporating recessed spot lights, custom built understairs storage cabinetry, stairs and doors to.

Cloakroom

Pvc double glazed window. Two piece suite comprising of a wall mounted wash hand basin with vanity unit with mixer tap, wc, LVT flooring, radiator, smooth ceiling incorporating fitted spot lights.

Lounge 17'7 x 13' (5.36m x 3.96m)

Pvc double glazed window to front, smooth ceiling incorporating recessed spot lights, feature radiator, wood herringbone flooring, log burner with limestone surround.

Kitchen/Dining/Breakfast Room 21'11 x 11'11 (6.68m x 3.63m)

This stunning room is the heart of this home with BI FOLD doors that open to the large rear garden. An impressive range of wall and floor cabinets with deep pan drawers, integrated appliances include NEFF oven and a microwave combi, fridge/freezer, warming drawer, dish washer and a 5 ring induction hob with extractor fan over with mirrored feature splash back. Island unit with Quartz work tops, inset sink and mixer tap, cabinets below including useful bin storage. Feature vertical radiator. Wood Herringbone flooring and plynth heaters. Smoothed ceiling and spot lights.

Home Office/Games Room 16'9 x 9'11 (5.11m x 3.02m)

Pvc double glazed window, smooth ceiling with spot lights. wall mounted air conditioning unit, Door to side.

Utility Room 9'3 x 6'11 (2.82m x 2.11m)

Double glazed window to rear. Range of fitted base and wall cabinets incorporating sink with mixer tap. Space for washing machine and tumble dryer. Concealed wall mounted oil combi boiler. Wood Herringbone flooring. Door to garden and door to Home office/Games room.

Galleried Landing 11'9 x 10'11 (3.58m x 3.33m)

Access to loft, doors to bedrooms and bathroom. Stairs down to entrance hall.

Main Bedroom 12'9 x 11'9 (3.89m x 3.58m)

Pvc double glazed window, radiator, smooth coved ceiling. Door to

En Suite

Pvc double glazed window, heated towel rail. Three piece white suite comprising of wc, wash hand basin with vanity unit and mixer tap. Double walk in shower cubicle with slim profile, glass shower screen with rainfall shower head. Tiled to walls and floor

Bedroom 2 12'1 x 11'9 (3.68m x 3.58m)

Pvc double glazed window, radiator, smooth coved ceiling.

Bedroom 3 15' x 10' (4.57m x 3.05m)

Pvc double glazed window, radiator, smooth coved ceiling.

Bedroom 4 11' x 9'8 (3.35m x 2.95m)

Pvc double glazed window, radiator, smooth coved ceiling.

Bedroom 5 9'3 x 8'11 (2.82m x 2.72m)

Pvc double glazed window, radiator, smooth coved ceiling.

Family Bathroom 12'10 x 5'5 (3.91m x 1.65m)

Pvc double glazed window. Three piece suite comprising of a paneled bath with mixer shower tap, wash hand basin on pedestal with mixer tap, low level WC, tiled walls and floor, smooth ceiling, radiator, airing cupboard housing water cylinder and pressure pump.

Rear Garden approx 100 (approx 30.48m)

This stunning garden is mainly lawned with shrub and flower borders with a patio area with pergola which adds to the enjoyment of the garden. There is a very useful large shed and potting area to the end of the garden. Outside tap. Pathway to the side leads to the frontage.

Frontage

Block paved driveway providing parking for numerous vehicles enclosed by a laurel hedge border. EV charging point.

Area Description

Cold Norton is a popular village located between the Historic town of Maldon and South Woodham Ferrers. There is a community run pub "The Norton Pub". The Three Rivers Golf & Country Club is popular with golfers and ideal for social events. North Fambridge railway station is approx 2.4 miles and South woodham Ferrers station is approx 4.1 miles, both giving direct access to London Liverpool Street Station.

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 and we would ask for your co-operation in order that there will be no delay in agreeing the sale



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