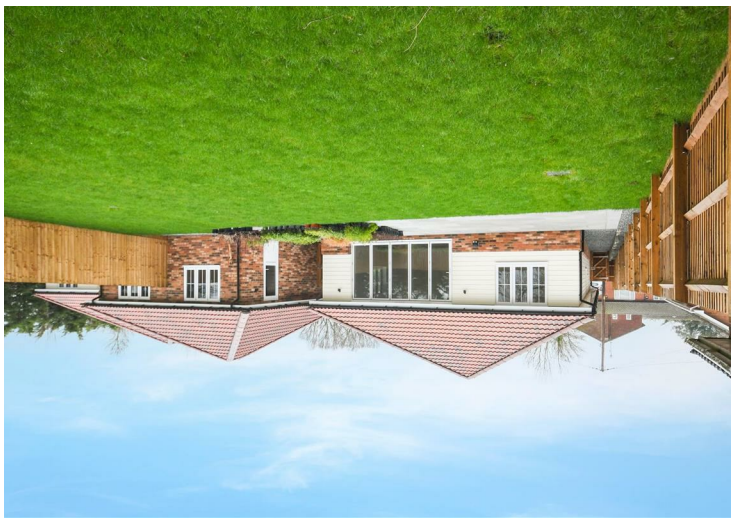

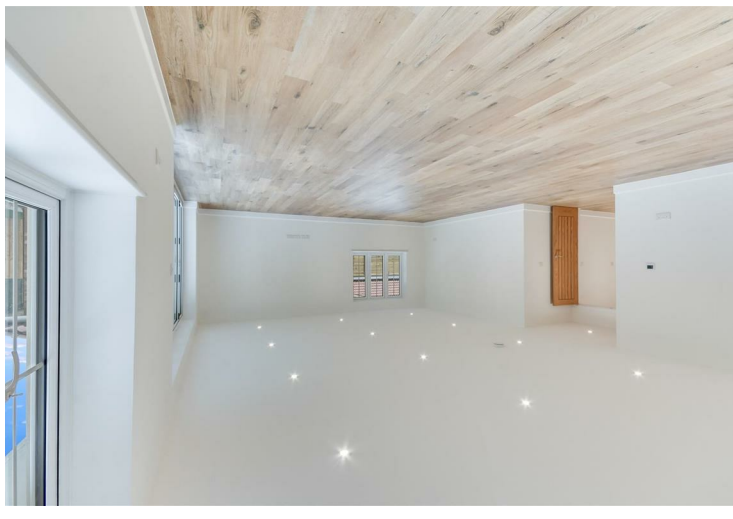

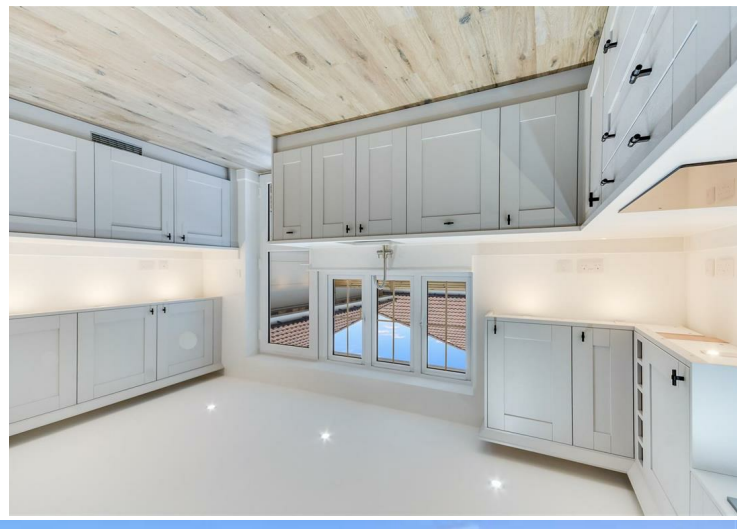

9 Cherry Blossom Lane, Cold Norton , Essex CM3 6JQ
£725,000

Church & Hawes
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Estate Agents, Valuers, Letting & Management Agents

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Church & Hawes
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A stunning brand new detached bungalow located in sought-after Cold Norton village.

Set along a quiet lane shared by just a handful of properties, this beautifully finished bungalow offers contemporary living with exceptional attention to detail, built by a highly regarded local developer.

The accommodation is thoughtfully arranged and includes three generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, complemented by a luxury family bathroom. The spacious lounge dining room with bi-fold doors opens to the rear garden.

The fully fitted kitchen features elegant granite work surfaces and a full range of integrated Bosch appliances, combining both style and practicality. A standout feature is the very large boarded loft room, with all services already in place, offering excellent potential for future conversion (subject to the necessary consents).

APPROXIMATE ROOM SIZES:

Reception Hall 20'8 x 6'2 (6.30m x 1.88m)
Leading to the inner hall. Access to loft room.

Inner Hall 22'4 x 6'2 (6.81m x 1.88m)

Master Bedroom 16'4 x 10'2 (4.98m x 3.10m)

En-Suite Shower Room 8'9 x 6'2 (2.67m x 1.88m)

Bedroom Two 16'4 x 9'3 (4.98m x 2.82m)

Bedroom Three 13'4 x 10'2 (4.06m x 3.10m)

Family Bathroom 11' x 6'8 (3.35m x 2.03m)

Kitchen 14'8 x 10'2 (4.47m x 3.10m)
Extensively fitted and complemented with granite work surfaces. Bosh appliances include double oven, hob, fridge, freezer and dishwasher. Built-in washing machine and tumble dryer.

Lounge 26'5 x 18'4 (8.05m x 5.59m)
Bi-folding doors to the rear garden.

Loft Room 45' x 15'6 (13.72m x 4.72m)
The roof and this room has been designed with attic trusses in readiness for conversion to further accommodation, may be bedrooms or a games room for example. All services are available for connection and the floor is fully boarded.

EXTERIOR

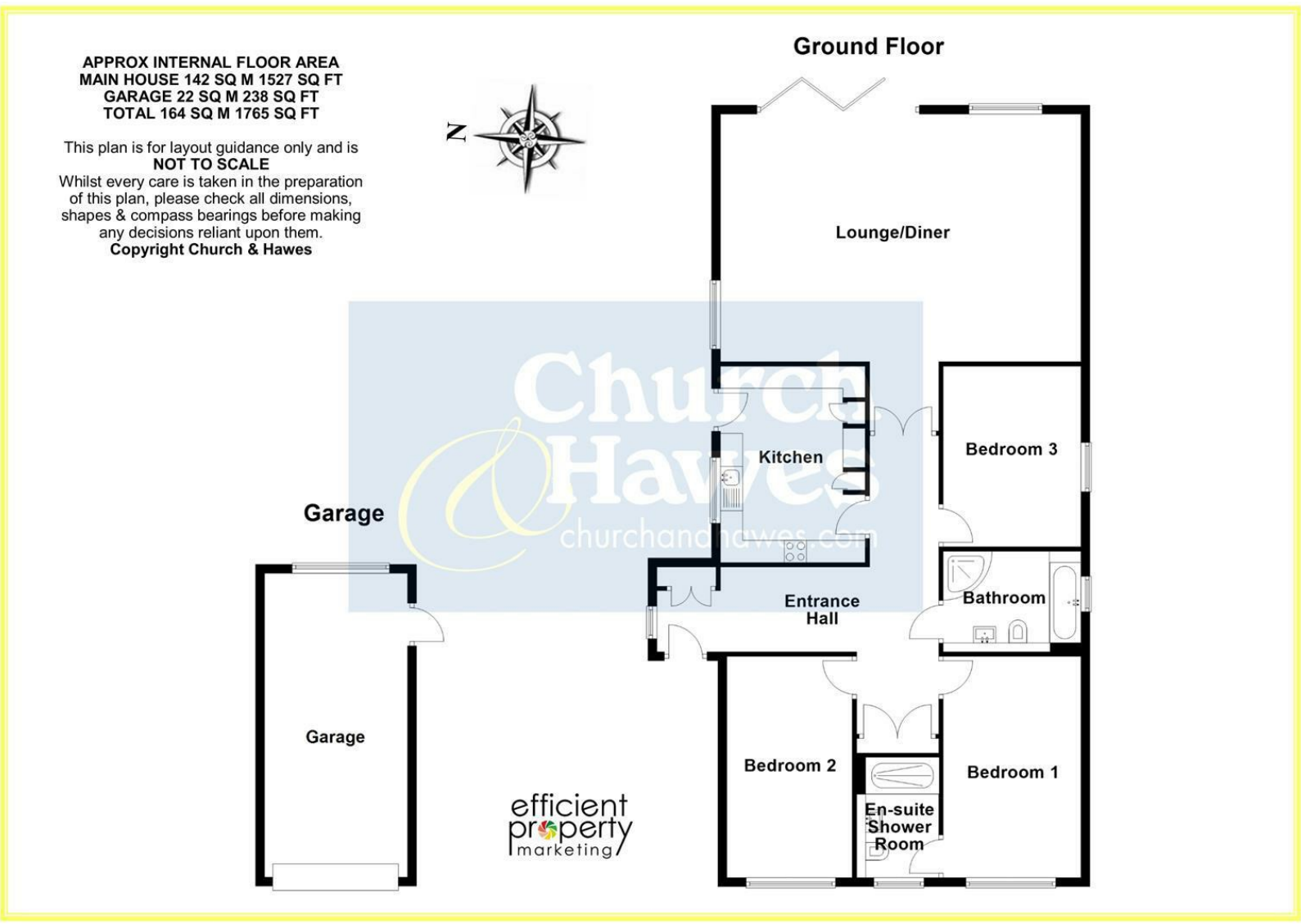
Front
Brick driveway providing parking for 4/5 cars.

Garage 22'6 x 10'6 (6.86m x 3.20m)
Electric door, personal door to rear garden, power connected.

Rear Garden
A good size and private unoverlooked garden. Large full width porcelain patio leading to the lawn. Power sockets, water taps. Access along both sides of the bungalow to front.

Agents Notes, Money Laundering & Referrals
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 is no delay in agreeing a sale.

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.