



The Fairways, Cold Norton Chelmsford CM3 6JJ

welcome to

The Fairways, Cold Norton Chelmsford

**** GUIDE PRICE £625,000 - £650,000 **** Beautifully presented four bedroom home has been renovated throughout to a high standard. Situated in a sought after residential location within the catchment area for Cold Norton primary school.



Entrance Porch

Part glazed front door with sidelights with side leading to:-

Entrance Hall

Doors leading to garage and study.

Cloakroom

Double glazed UPVC window to rear, low level WC and hand basin.

Study

6' 6" Plus Recess x 7' 5" (1.98m Plus Recess x 2.26m)
Double glazed UPVC window to side, radiator and spot lights.

Lounge

23' 6" x 12' 3" Max (7.16m x 3.73m Max)
Double glazed UPVC bay window to front, two radiators, sliding patio doors leading to the garden.

Dining Room

11' 3" x 8' 8" (3.43m x 2.64m)
Radiator and sliding patio doors leading to the garden.

Kitchen

14' 3" x 9' 10" Plus Recess (4.34m x 3.00m Plus Recess)
Double glazed UPVC window overlooking the garden, modern kitchen comprising of a combination of base and wall units, sink including insinkerator set in Quartz worktops, integrated appliances including Neff slide and hide oven with pyrolytic cleaning, microwave oven, full size dishwasher, fridge freezer, Neff hob. Entrance leading to the utility with fully tiled floor.

Utility Room

4' 7" x 4' 7" Plus Recess (1.40m x 1.40m Plus Recess)

First Floor

Landing

Loft access and airing cupboard, fully carpeted.

Bedroom One

14' 6" x 9' 11" (4.42m x 3.02m)
Double glazed UPVC window to rear, radiator, ample storage, door leading to ensuite.

Ensuite

Double glazed UPVC window to front, fully tiled four piece suite comprising of his and her's basin, low level WC, walk in shower, heated towel rail and electric light mirrors with de-mist feature, spot lights.

Bedroom Two

11' 5" x 9' 11" MAx (3.48m x 3.02m MAx)
Double glazed UPVC window to rear, radiator, doors leading to built in Jack and Jill storage.

Bedroom Three

9' 8" x 9' 3" (2.95m x 2.82m)
Double glazed UPVC window to front, radiator, door leading to Jack and Jill storage and bedroom two.

Bedroom Four

8' 10" x 8' 4" (2.69m x 2.54m)
Double glazed UPVC window to rear, radiator.

Bathroom

Half tiled walls, tiled floor, double glazed UPVC window to rear, three piece suite comprising of low level WC, integrated basin, shower over bath with shower screen, light up mirror and heated towel rail.

Outside

Rear Garden

Patio area, laid to lawn with raised beds and mature shrubs, leading to out buildings, gate leading to oil tank access, garden has side access to both garage and driveway.

Driveway

Ample parking for various vehicles, recently re-paved.

Garden Cabin

Multi purpose, currently used as a library.

Special Features

Solar panels to rear, refurbished kitchen, bathroom and fully renovated throughout.



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The Fairways, Cold Norton Chelmsford

- Four Bedrooms
- Double Garage & Driveway
- Fully Renovated Throughout
- Cold Norton Primary School Catchment
- Utility Room Plus Study

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£625,000 - £650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104849 - 0003

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