

Paul Mason Associates

47 Engineers Close, Latchingdon, Chelmsford, CM3 6YN
Offers in excess of £500,000

- New Home
- Four Bedroom Detached House
- Solar Panels
- Open Plan Kitchen/Dining Room
- 10'9" x 16'6" Lounge with French Doors to Rear Garden
- Family Bathroom, Downstairs Cloakroom and En-Suite to Master Bedroom
- Rear Garden with Side Access and Pedestrian Door to Garage
- Garage and Off Road Parking
- Excellent Transport Links Nearby
- EPC - A

An attractive brand-new four-bedroom semi-detached family home in the desirable semi-rural village of Latchingdon, Essex. Finished to a high standard throughout, the property offers bright, contemporary accommodation with PV solar panels, an air source heat pump, double glazing, ground-floor underfloor heating, secure-by-design locks recognised as a deterrent to break-ins, a private rear garden, garage and off-road parking.

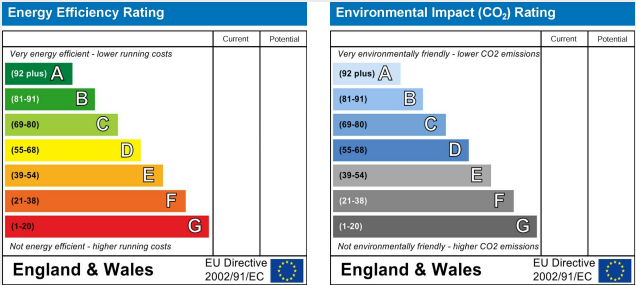
The ground floor comprises a welcoming entrance hall, cloakroom/WC, study, separate lounge and a stylish fitted kitchen/dining room with contemporary units and access to the garden. The layout has been designed with modern family living in mind, offering flexible spaces for relaxing, working from home and entertaining.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a modern family bathroom and useful storage space. Interiors are neutrally decorated with quality finishes, including contemporary bathrooms, oak-style internal doors and attractive herringbone-style flooring to the ground floor.

Externally, the home enjoys a private rear garden with outside tap and outside lighting, together with a garage and off-road parking. The property forms part of a smart modern development with well-presented communal approach areas. Surrounded by open countryside, the development also features communal areas which, once established, will offer an abundance of flowers, bees and butterflies.

Latchingdon is a charming Essex countryside village, offering a peaceful setting while remaining within reach of nearby towns, amenities, schools and transport routes. With eco-friendly ASHP and PV panels, modern specification and low-maintenance design, this is an excellent choice for buyers seeking a newly built village home.

VIEWINGS ARE BY APPOINTMENT ONLY – contact us today to book!



ACCOMMODATION

Entrance Hall

Lounge

3.27m x 5.03m (10'8" x 16'6")

Kitchen/Dining Room

3.73m x 5.69m (12'2" x 18'8")

Cloakroom/WC

Study

1.99m x 2.78m (6'6" x 9'1")

FIRST FLOOR

Landing

Bedroom One

3.40m x 3.13m (11'1" x 10'3")

En-Suite

Bedroom Two

3.27m x 2.90m (10'8" x 9'6")

Bedroom Three

3.04m x 2.65m (9'11" x 8'8")

Bedroom Four

3.29m x 1.84m (10'9" x 6'0")

Family Bathroom

EXTERIOR

Garage

Frontage

Rear Garden

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air source heat pump -

underfloor heating to ground floor

Local Authority - Maldon District

Council

Viewings

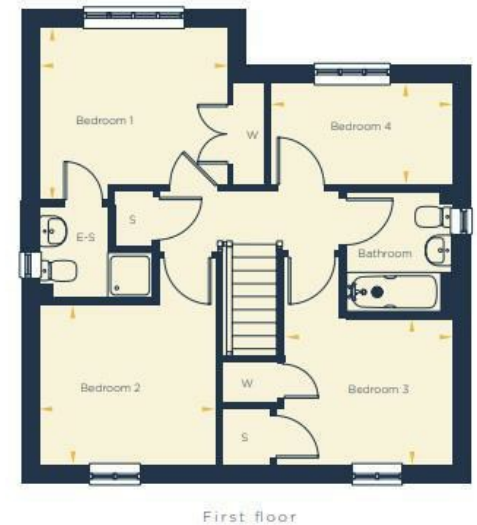
Strictly by appointment only
through the selling agent Paul
Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



*Mirrored version of plan shown.





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