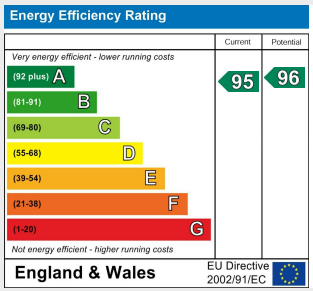
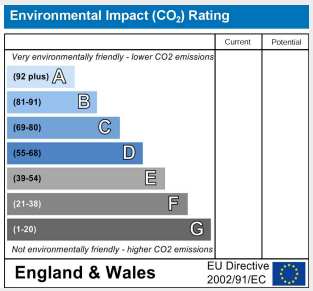
Paul Mason Associates

Engineers Close, Latchingdon, Chelmsford, CM3 6YN

Guide price £500,000

- Brand new home
- Four bedroom detached house
- Garage and off road parking
- Village location
- Two reception rooms
- Bi-Folding doors between lounge and kitchen/dining room for optional open plan living
- En-suite to bedroom one, fully tiled family bathroom and ground floor WC
- Solar panels and air source heat pump
- Private rear garden
- EPC - A





Incentives available on this plot - tailored to meet your needs

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.

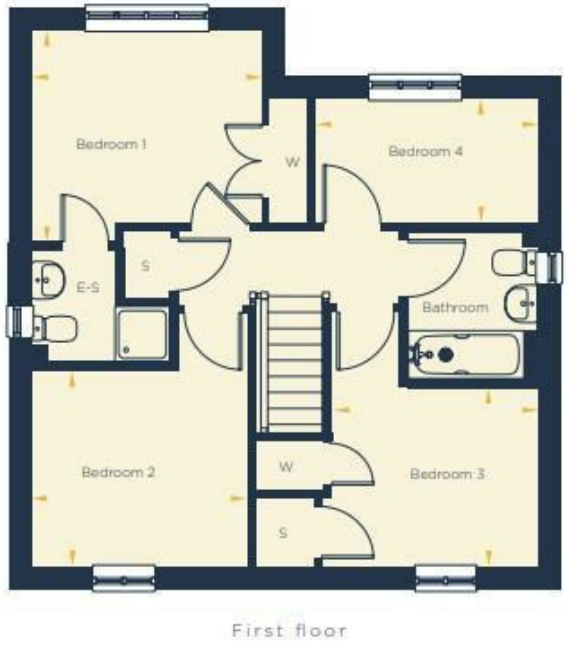
To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, plus a modern family bathroom and useful storage space. Interiors are neutrally decorated with quality finishes, including contemporary bathrooms, oak-style internal doors and attractive herringbone-style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

Ground floor



First floor

*Mirrored version of plan shown.

Location
Latchingdon is a village located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census. The village benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events. There are plenty of countryside footpaths providing scenic walks around the village.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

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

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

Cloakroom

Kitchen/Dining Room
3.73m x 5.69m (12'2" x 18'8")

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

Frontage

Rear Garden

Garage

Driveway

Property Services
Gas - NA
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air source heat pump
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.

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The Property Ombudsman SALES

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