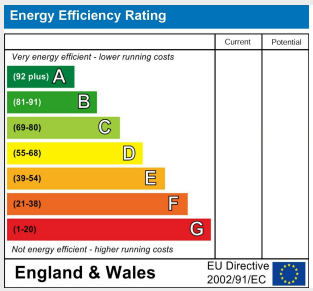
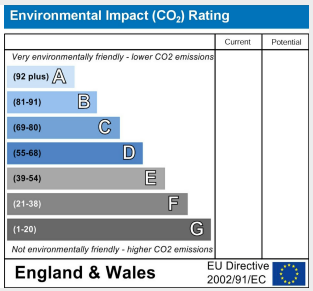
Paul Mason Associates

Engineers Close, Latchingdon, Essex, CM3 6YN

Offers in excess of £375,000

- New Home
- Semi-Detached
- Three Bedrooms
- Ground Floor WC, First Floor Bathroom and En-Suite to Bedroom One
- Solar Panels
- Block Paved Driveway Plus Garage
- Open Plan Lounge/Diner
- Kitchen With Fitted AEG Appliances
- 2.8 miles to Althorne Train Station
- EPC - A





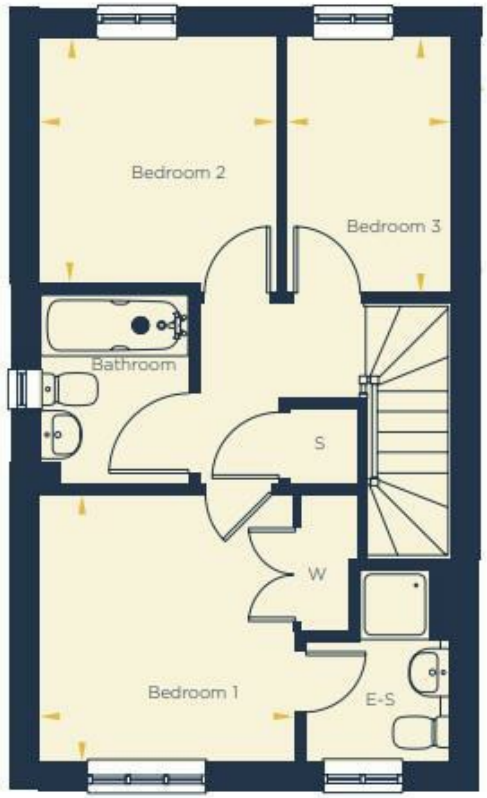
An attractive brand-new three-bedroom semi-detached home in the desirable semi-rural village of Latchingdon, Essex. Finished to a high standard throughout, the property offers bright, contemporary accommodation with PV solar panels, an air source heat pump, double glazing, ground-floor underfloor heating,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

The ground floor comprises a welcoming entrance hall, cloakroom/WC, stylish fitted kitchen with integrated appliances and a spacious open-plan living/dining room with French doors to the garden and a useful under-stairs storage cupboard. To the first floor are three well-proportioned bedrooms, including a principal bedroom with fitted wardrobe space and an en-suite shower room, plus a modern family bathroom. 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 neatly laid lawned rear garden with side access, outside tap, outside lighting and garage. The property forms part of a smart modern development and 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, developer incentives 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!



*Mirrored version of plan shown.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom/WC

Kitchen
2.47m x 3.32m (8'1" x 10'10")

Lounge/Diner
4.77m x 4.94m (15'7" x 16'2")

FIRST FLOOR

Landing

Bedroom One
3.09m x 2.96m (10'1" x 9'8")

En-Suite

Bedroom Two
2.86m x 2.75m (9'4" x 9'0")

Bedroom Three
2.97m x 1.93m (9'8" x 6'3")

Family Bathroom

EXTERIOR

Frontage

Rear Garden

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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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP

The Property Ombudsman SALES

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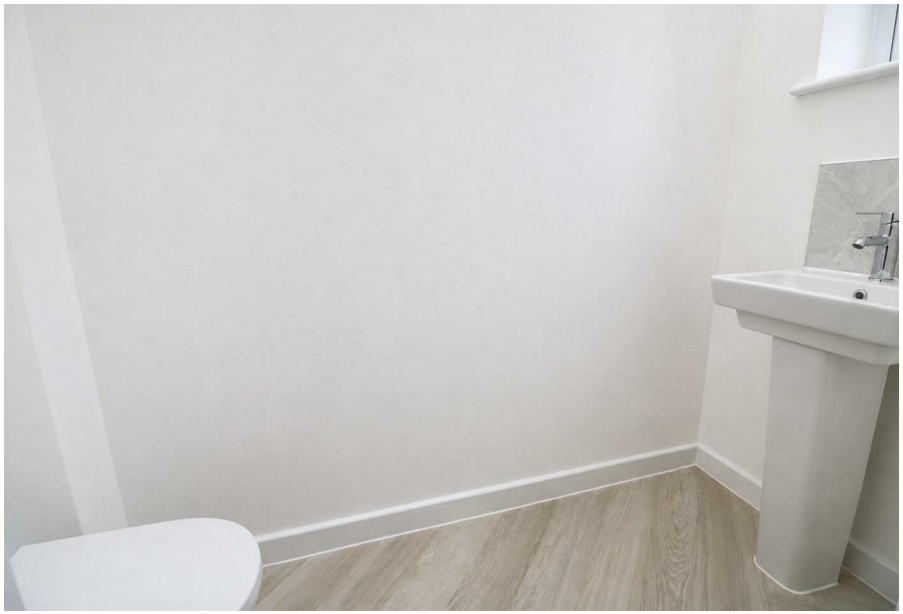

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