

Paul Mason Associates



12 Engineers Close, Latchingdon, Essex, 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

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.

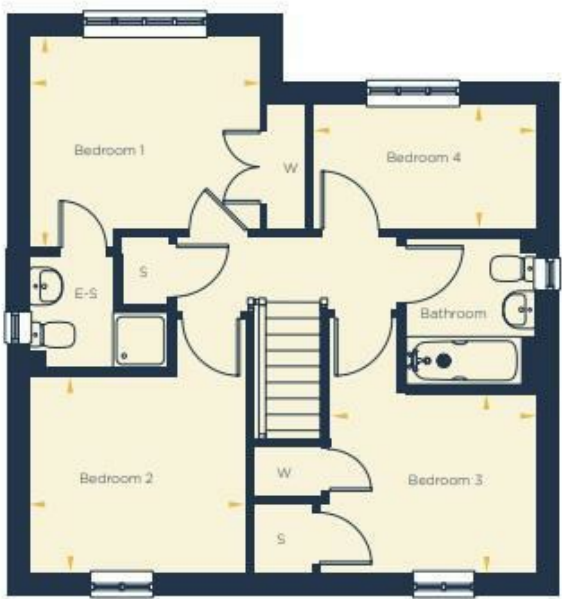
Latchingdon is a charming Essex countryside village, offering a peaceful setting while remaining within reach of nearby towns, amenities, schools and transport routes. With eco-friendly ASHP and PV panels, modern specification and low-maintenance design, this is an excellent choice for buyers seeking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

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



Ground floor

*Mirrored version of plan shown.



First floor

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Current

Potential

94

96

Current

Potential

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")

Kitchen/Dining Room

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

Cloakroom/WC

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

Off-Road Parking

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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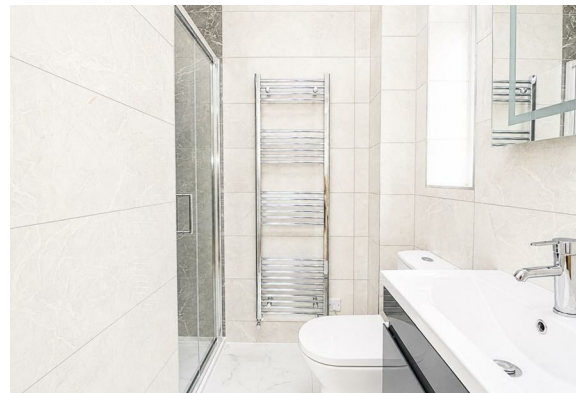
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