



Green Trees Avenue, Cold Norton, Essex, CM3 6JA

Guide price £599,995

**** NO ONWARD CHAIN **** An impressive detached four bedroom property offering spacious accommodation throughout, situated within the sought after village of Cold Norton with easy access to the A127, A12 and A13 via the A130, close to playing fields, a park and is within the catchment area of the highly regarded local primary school. The area offers numerous countryside walks and local amenities including The Norton as well as the popular Three Rivers Golf and Country Club. The accommodation, which is finished to a high standard with Oak doors, a spacious entrance hall, open plan kitchen/breakfast room, lounge/ dining room and cloakroom to the ground floor. On the first floor there is a master bedroom with re- fitted en suite, three further bedrooms and a re-fitted family bathroom to the first floor. Externally the property is set back from the road with a well maintained rear garden. To the front there is a block paved driveway providing off-road parking for numerous vehicles and access to the garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

- Detached Family Home
- Close to Local Amenities
- Downstairs Cloakroom
- Four Good Sized Bedrooms
- Large Garage
- Spacious Accommodation Throughout
- Open Plan Kitchen / Breakfast Room
- Master bedroom with En Suite
- Secluded Rear Garden
- EPC - E

Distances

Cold Norton Primary School - 0.3 miles
 North Farnbridge Train Station - 2.6 miles
 South Woodham Ferrers - 4.0 miles
 London Southend Airport - 16.8 miles

All distances are approximate.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Solid oak door with side window. Double glazed window to side. Coved ceiling. Stairs to first floor. Utility cupboard housing washing machine and tumble dryer. Wooden flooring. Radiator. Solid oak doors leading to :-

Kitchen/Breakfast Room

6.0m x 3.6m (19'8" x 11'9")

Double glazed window to rear. Double glazed door to side. Re-fitted white units fitted to eye and base level with quartz work surface over. One and a half sink unit with drainer. Quartz splashbacks. Five ring electric hob. Extractor hood inset to ceiling. Electric oven. Built in steamer and an electric warming drawer. Integrated dishwasher. Space for American fridge freezer. Built in island with stools. Inset spotlights. Coved ceiling. T.V point. Tiled underfloor heating. Opening to :-

Garden Room / Orangery

3.3m x 3.1m (10'9" x 10'2")

Brick base orangery. Three sided double glazed window over looking the rear garden. Tiled underfloor heating. Radiator.

Lounge / Dining Room

6.8m x 6.5m (22'3" x 21'3")

Double glazed window to front and side. Coved ceiling. Feature log burner. T.V point. Wooden flooring. Two Radiators.

Cloakroom

Obscure double glazed window to the rear. Re-fitted two piece suite comprising a concealed W/C and vanity wash hand basin with tiled splashbacks. Coved ceiling. Tiled flooring. Radiator.

FIRST FLOOR

Landing

Double glazed window to side. Coved ceiling. Airing cupboard. Stairs to ground floor. Doors to :-

Bedroom One

4.3m x 3.5m (14'1" x 11'5")

Double glazed window to front. Coved ceiling. Built in wardrobes. T.V point. Doors to :-

En-Suite

Obscure double glazed window to side. Re-fitted three piece suite comprising panelled bath with attachments, double vanity sink unit with storage below and concealed W/C. Part tiled walls. Tiled flooring. Radiator.

Bedroom Two

4.1m x 3.4m (13'5" x 11'1")

Double glazed window to rear. Coved ceiling. Built in wardrobes. T.V point.

Bedroom Three

3.2m x 2.7m (10'5" x 8'10")

Double glazed window to rear. Coved ceiling. Built in wardrobes. T.V point.

Bedroom Four

4.0m x 2.1m (13'1" x 6'10")

Double glazed window to front. Coved ceiling. Built in wardrobes. T.V point.

Family Bathroom

Obscure double glazed window to the side. Re-fitted three piece suite comprising walk-in shower with shower attachments and jets, vanity wash hand basin with storage below and concealed W/C. Part tiled walls. Wood effect flooring. Radiator.

EXTERIOR

Rear Garden

Commences with a paved patio area with the remainder laid to lawn. Flower borders and trees. Outside lighting. Outside water tap. Access via side gate leading to frontage.

Frontage

Block paved driveway providing off-road parking. Remainder laid to lawn with flowers and shrubs. Outside lighting. Access to single garage and rear garden.

Single Garage

9.3m x 2.8m (30'6" x 9'2")

Electric roller garage doors to front. Power and light connected. Side door leading to rear garden.

Services

Oil Fired Central Heating

Electric- Mains

Water- Mains

Drainage- Mains

Local Authority - Maldon District Council

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

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.



