



Little Cooks Farm Lower Burnham Road, Cold Norton , CM3 6NW
Price £700,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

A MOST INDIVIDUAL DETACHED FOUR BEDROOM PERIOD FARMHOUSE BRIMMING WITH CHARM & CHARACTER! Offered for sale with no onward chain within a semi rural location with surrounding fields/countryside to the rear yet still within reach of South Woodham Ferrers & North Fambridge providing train stations with links to London Liverpool Street Station. The sellers will include approx 0.5 acres (STLS) of formal gardens (please note more land maybe available to buy or rent via separate negotiation). Internally accommodation comprises the aforementioned four bedrooms plus family bathroom whilst the ground floor boasts inviting reception hallway, cosy sitting room plus an impressive sun lounge along with a generous 29' open plan kitchen/dining room, cloakroom/w.c plus utility room. Ample off road parking is provided via the driveway. A TRULY RARE OPPORTUNITY NOT TO BE MISSED. Council Tax Band E. Energy Efficiency Rating F.

Bedroom 1 13'11 x 12'1 (4.24m x 3.68m)

Double glazed window to front, radiator, exposed beams & timbers, fitted wardrobe.

Bedroom 2 11'10 x 11'8 (3.61m x 3.56m)

Double glazed window to front, radiator, over stairs storage cupboard.

Bedroom 3 10'2 x 9'4 (3.10m x 2.84m)

Double glazed window to rear, radiator, exposed beams & timbers.

Bedroom 4 9' x 8'1 (2.74m x 2.46m)

Double glazed window to rear, radiator, exposed timbers.

Bathroom 10'2 x 5'11 (3.10m x 1.80m)

Velux window to rear, radiator, low level w.c, wash hand basin, panelled bath with mixer tap, tiled shower cubicle with wall mounted shower unit, exposed beams & timbers.

Landing

Exposed beams & timbers, stairs leading down to ground floor.

Entrance Porch

Entrance door, double glazed window to front, door to:

Reception Hallway 11'11 x 11'9 (3.63m x 3.58m)

Radiator, feature brick fireplace, doors to:

Sitting Room 13'8 x 11'11 (4.17m x 3.63m)

Double glazed bay window to front, radiator, feature brick fireplace.

Lounge/Sun Room 19'6 x 12'11 (5.94m x 3.94m)

Sliding patio door to garden, three radiators, wood laminate effect flooring, vaulted style ceiling.

Kitchen/Dining Room 29'1 x 9'6 (8.86m x 2.90m)

Two double glazed windows to rear, French doors to garden, sink unit with mixer taps et into worksurfaces, space for fridge/freezer, space for dishwasher, built in oven, five ring hob, built in storage cupboard, inset lighting to ceiling.

Rear Lobby

Tiled floor, cupboard housing boiler.

Cloakroom/W.C

Obscure double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling.

Utility Room 11'5 x 8'10 (3.48m x 2.69m)

Double glazed window to side, door to side, radiator, space for washing machine, sink unit with mixer tap, space for tumble dryer.

Rear Garden

Commencing with a decked patio/seating area, remainder mainly laid to lawn.

Frontage

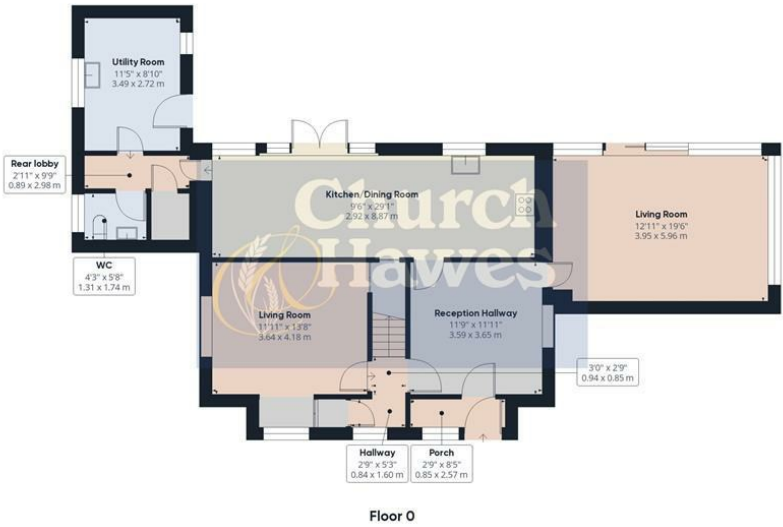
Driveway providing ample off road parking

Agents Note

The sellers have advised that they will be separating their current land to include approx half an acre of gardens (STLS) with the house. This will be subject to land survey and purchasers must be satisfied prior to exchange of contracts via their surveyor / legal representative. The sellers are also negotiable on further land being purchased or rented via separate/private negotiation if required.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



Floor 0



Floor 1

Approximate total area[®]

1690.7 ft²

157.07 m²

Reduced headroom

1.65 ft²

0.15 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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