

Paul Mason Associates



45 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

£525,000

- Four Bedroom Detached House
- Garage
- Off Road Parking
- Kitchen/Dining Room with Bi-Fold Doors Opening to the Lounge
- Study
- Ground Floor Cloakroom and First Floor Bathroom
- En-Suite to Bedroom One
- Brand New Family Home
- Semi-Rural Village Location
- EPC - TBC

OPEN HOUSE - SATURDAY 14TH MARCH - BY APPOINTMENT ONLY - PLEASE CALL TO BOOK YOUR VIEWING.

Introducing Sunmead, an exclusive collection of just 25 beautifully crafted new homes, perfectly positioned just off Burnham Road in the charming village of Latchingdon, Chelmsford. Nestled close to the breath taking Essex countryside, this thoughtfully designed development blends modern living with the area's traditional architectural style.

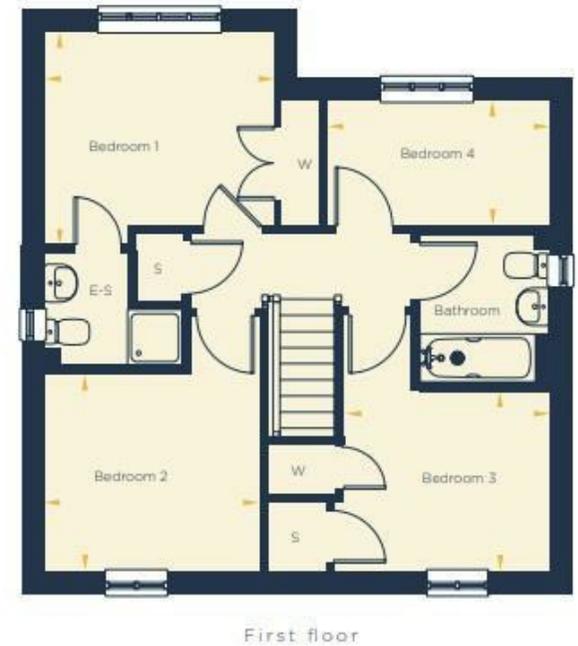
Sunmead offers a range of high-quality homes, including 3 and 4 bedroom houses, as well a 3 bedroom bungalow – all built to exceptional standards with flooring fitted throughout. Each property benefits from its own private garden, dedicated parking, and power provided for future installation of EV charging.

Whether you're looking for a peaceful countryside retreat or a stylish family home, Sunmead delivers comfort, style, and convenience in an idyllic setting.

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



\*Mirrored version of plan shown.



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

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

Location

## 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

### 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")

Bathroom

### EXTERIOR

Rear Garden

Garage

Off-Road Parking

### 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.



Paul Mason Associates

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Paul Mason Associates Limited Registered in England Number - 6767946  
Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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