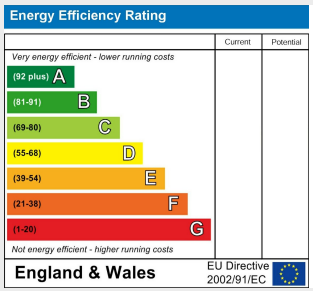
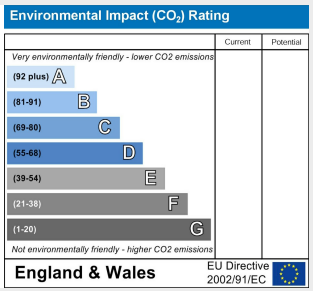
37 Engineers Close, Latchingdon, Chelmsford, CM3 6YN

Offers in excess of £375,000

- Brand New Home
- Semi-Detached House
- Three Bedrooms
- Solar Panels
- Block Paved Driveway and Garage
- Family Bathroom, Downstairs Cloakroom and En-Suite to Master Bedroom
- Open Plan Living/Dining Room
- Kitchen With Fitted AEG Appliances
- 2.8 miles to Althorne Train Station
- Well Sized Rear Garden





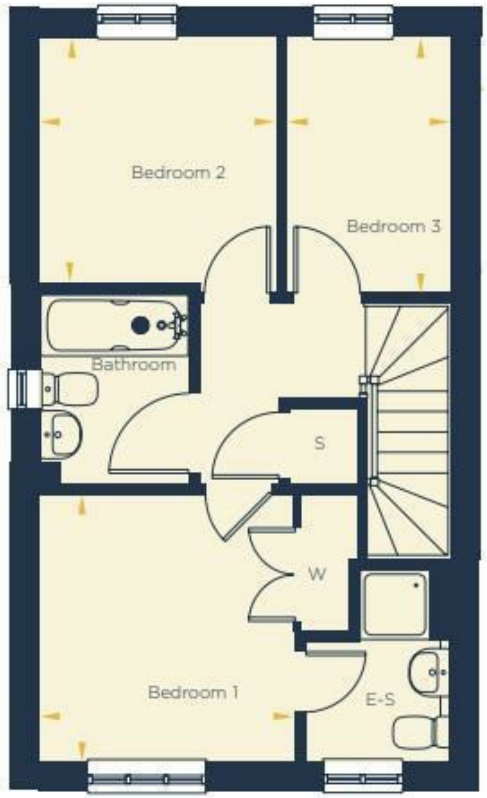
An attractive brand-new three-bedroom semi-detached home in the desirable semi-rural village of Latchingdon, Essex. Finished to a high standard throughout, the property offers bright, contemporary accommodation with PV solar panels, an air source heat pump, double glazing, ground-floor underfloor heating, 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.

LOCATION
The village is located in the Dengie Peninsular with the closest towns, Maldon, Burnham-On-Crouch and South Woodham Ferrers all being within 7 miles away and Chelmsford approximately 14 miles. The village itself homes less than 1200 residents according to the 2021 census and benefits from a number of amenities including a 24 hour petrol garage, shops, post office, public house, primary school, diner and motel, bowls club, playing field and a village hall and church which both hold events.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

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

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

FIRST FLOOR

Bedroom One
2.96m x 3.09m

En-Suite

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

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

EXTERIOR

Garage

Frontage

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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The Property Ombudsman SALES

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