

Paul Mason Associates



Station Road, Cold Norton, , CM3 6HX
£1,200,000

- Five Bedroom Detached House on a Plot of Approximately 1 Acre
- Sought After Location
- Large Driveway Providing Off Road Parking
- Generously Sized Rear Garden
- Spacious and Well Presented Throughout
- Open Plan Kitchen/Dining/Family Room
- Utility Room
- En-Suite and Dressing Room to Bedroom One
- Two Four Piece Family Bathroom Suites
- EPC - C

This substantial detached family home is set behind gated access with a generous gravel driveway, attached garage and smart modern exterior. Occupying a plot of approximately 1 acre, the property enjoys attractive landscaped grounds and extensive outdoor space.

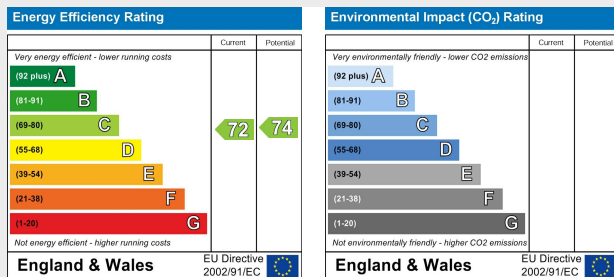
The ground floor centres around an impressive open-plan kitchen/reception/dining room, combining a large fitted kitchen, central island, dining area and relaxed seating space with a feature wood-burning stove and garden access. A wide entrance hall, separate office, utility room, shower room/WC and access to the integral garage complete the ground floor.

Across the first and second floors are five double bedrooms, including a generous principal bedroom with French doors, en-suite shower room and dressing room. Further well-proportioned bedrooms are served by multiple bath/shower rooms, making the layout ideal for family living or guest accommodation.

Externally, the property offers a large lawned garden, mature planting, ample driveway parking and usable areas to the side and rear. The rear garden includes a dog kennel and run, plus a dedicated entertaining area with an outdoor enclosed bar and fire pit.

The plot and layout may also offer potential for onward development or extensions, subject to the necessary planning permissions and consents.

Overall, this is a spacious, well-presented detached residence with flexible accommodation, excellent entertaining space, generous parking, outbuildings, extensive gardens and future potential in a village setting.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Kitchen/Dining/Family Room

11.02m x 5.84m (36'1" x 19'1")

Office

3.00m x 2.08m (9'10" x 6'9")

Shower Room

Utility Room

3.00m x 2.08m (9'10" x 6'9")

FIRST FLOOR

Landing

Bedroom One

5.89m x 5.77m (19'3" x 18'11")

Dressing Area

En-Suite

Bedroom Two

5.36m x 3.30m (17'7" x 10'9")

Bedroom Three

3.30m x 2.85m (10'9" x 9'4")

Family Bathroom

SECOND FLOOR

Bedroom Four

6.05m x 3.94m (19'10" x 12'11")

Bedroom Five

3.96m x 3.40m (12'11" x 11'1")

Family Bathroom

EXTERIOR

Garage

5.84m x 4.65m (19'1" x 15'3")

Outbuilding

9.14m x 3.61m (29'11" x 11'10")

Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Underfloor heating

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.

Approximate Gross Internal Area = 311.0 sq m / 3347 sq ft
Outbuildings = 36.2 sq m / 389 sq ft
Total = 347.2 sq m / 3737 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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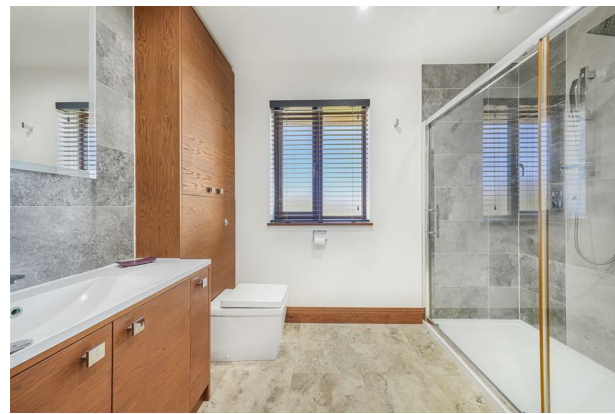
T: 01245 382 555

Sales | Lettings | Development | Investment

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Registered Office - Bruce House, The Street, Hatfield Peverel CM3 2DP





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