

Paul Mason Associates



Sunmead, Latchingdon, Chelmsford, CM3 6FN

£400,000



- Three Bedroom Link Detached House
- Lounge/Dining Room
- Off Road Parking
- Garage
- En-Suite to Bedroom One
- Ground Floor Cloakroom and First Floor Bathroom
- Secluded Rear Garden
- Brand New Home
- Semi-Rural Village Location
- EPC - TBC

\*\*\*OPEN DAY 17TH JANUARY - BY APPOINTMENT ONLY\*\*\*

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!

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

  

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>  |  |         |           |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         |           |
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| England & Wales   |  |         |           |



\*Mirrored version of plan shown.

## Location

Latchingdon is a village 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. The village 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. There are plenty of countryside footpaths providing scenic walks around the village.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

#### Kitchen

2.45m x 3.25m (8'0" x 10'7")

#### Lounge/Dining Room

4.78m x 4.45m (15'8" x 14'7")

#### Cloakroom

### FIRST FLOOR

#### Landing

#### Bedroom One

2.63m x 3.69m (8'7" x 12'1")

#### En-Suite

#### Bedroom Two

3.19m x 5.31m (10'5" x 17'5")

#### Bedroom Three

2.49m x 3.29m (8'2" x 10'9")

#### Bathroom

### EXTERIOR

#### Garage

#### Rear Garden

#### 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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