



The Fairways, Cold Norton, CM3 6JJ

Council Tax Band F (Maldon District Council)



Offers over £750,000 Freehold

An extended and much improved detached family home offered for sale in turnkey condition. The property has been thoughtfully improved and modernised, creating a stylish and practical family home with generous living space, a superb open plan kitchen/dining/family room and a mature rear garden with excellent outside entertaining space. Located in this sought-after close in Cold Norton on a plot of just over quarter of an acre.

ACCOMMODATION

The ground floor begins with a welcoming entrance hall which provides access to the principal reception areas. To the front of the home is a spacious living room featuring an attractive wood-burning stove. To the rear is the standout kitchen/dining/family room which benefits from air conditioning and provides an excellent open plan area with a contemporary kitchen and integrated appliances with central island/breakfast bar, opening into a generous dining and family area with roof lantern and bi-folding doors opening directly onto the garden. There is also a useful utility room, boot room and ground floor cloakroom.

On the first floor, the property offers four bedrooms. The principal bedroom benefits from its own en-suite shower room which has recently been re-fitted and features underfloor heating and motion sensor lighting, the remaining bedrooms are served by a stylish family bathroom which has also been recently re-fitted. The home also features oil central heating with nest control, double glazing and a security alarm system.

OUTSIDE

The property is set back from the road and approached over a spacious, block paved driveway providing off road parking for multiple vehicles. The driveway also provides access to the detached double garage which has a boarded loft space and further parking to the side. The established rear garden extends to approximately 200ft in depth and features a patio area to the rear of the house whilst the remainder is lawned with planted borders. To the rear of the garden there is a decked patio area with a large outbuilding which is air conditioned and double glazed and lends itself to a variety of uses. Beyond the main garden steps lead down into a further garden area with banked sides which features mature trees including a treehouse.

SERVICES

Mains electricity, water and drainage available.

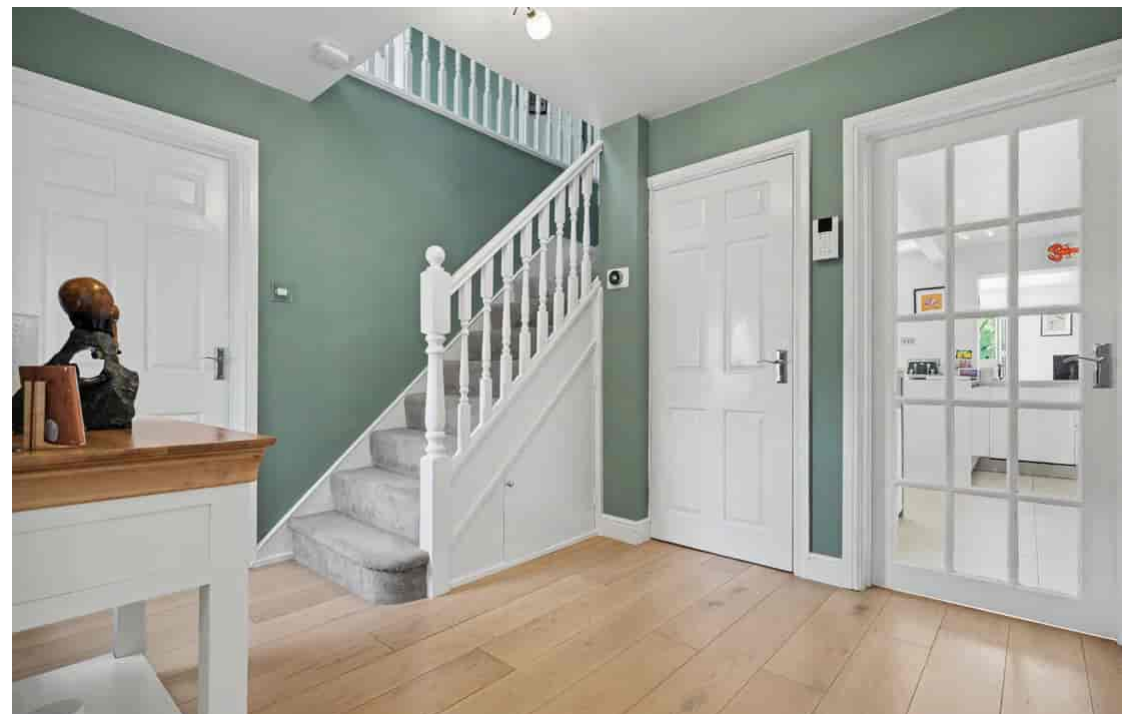
LOCATION

The Fairways is located in the village of Cold Norton, a desirable semi-rural Essex setting known for its village atmosphere, mature trees, hedgerows and surrounding countryside. Cold Norton offers a range of local facilities, including a village hall and community amenities, while Cold Norton Playing Field provides a football pitch, basketball court, skateboard ramps, children's play area, wildflower meadow and copse. The village is also home to Cold Norton Primary School on St Stephens Road, with wider schooling options available in nearby Maldon, South Woodham Ferrers and Chelmsford, subject to admissions criteria. The area is popular with families and commuters seeking a quieter village lifestyle while remaining within reach of larger towns. Nearby South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a wider choice of shops, supermarkets, restaurants, cafés and leisure facilities. For commuters, nearby rail stations include North Farnbridge and South Woodham Ferrers, with Greater Anglia services connecting towards London Liverpool Street, while road links provide access towards Chelmsford, Maldon and the surrounding Dengie villages.

AGENTS NOTE

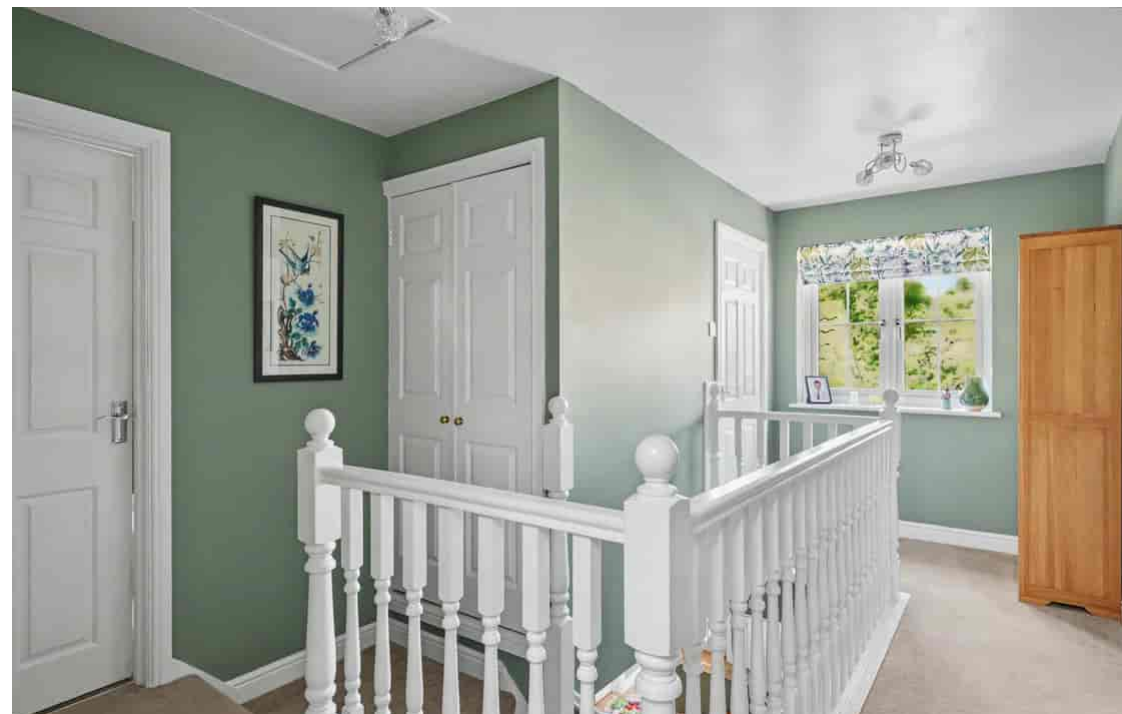
We are informed by the current seller that minor cracks appeared in corners of the rear extension of the property. Following investigations by the insurers a programme of remedial works were agreed which included the removal of 3 large oak trees in the neighbouring garden in August 2026. After a period of 4-6 weeks further works will be made to repair the damage caused to the rear extension and once all remedial works have been completed a certificate of structural adequacy will be issued.

- Extended detached family home in turnkey condition
- Principal bedroom with re-fitted en-suite shower
- Spacious lounge with fireplace and woodburner
- Contemporary fitted kitchen/breakfast room
- Utility room and separate boot room
- 0.27 of acre plot with 200' rear garden
- Purpose built air conditioned garden room/home office
- Four bedrooms with fitted wardrobes
- Re-fitted family bathroom
- Open plan & air conditioned dining/family room with glazed roof lantern
- Integrated Siemens appliances
- Oil central heating and double glazing
- Double garage and driveway parking for numerous vehicles

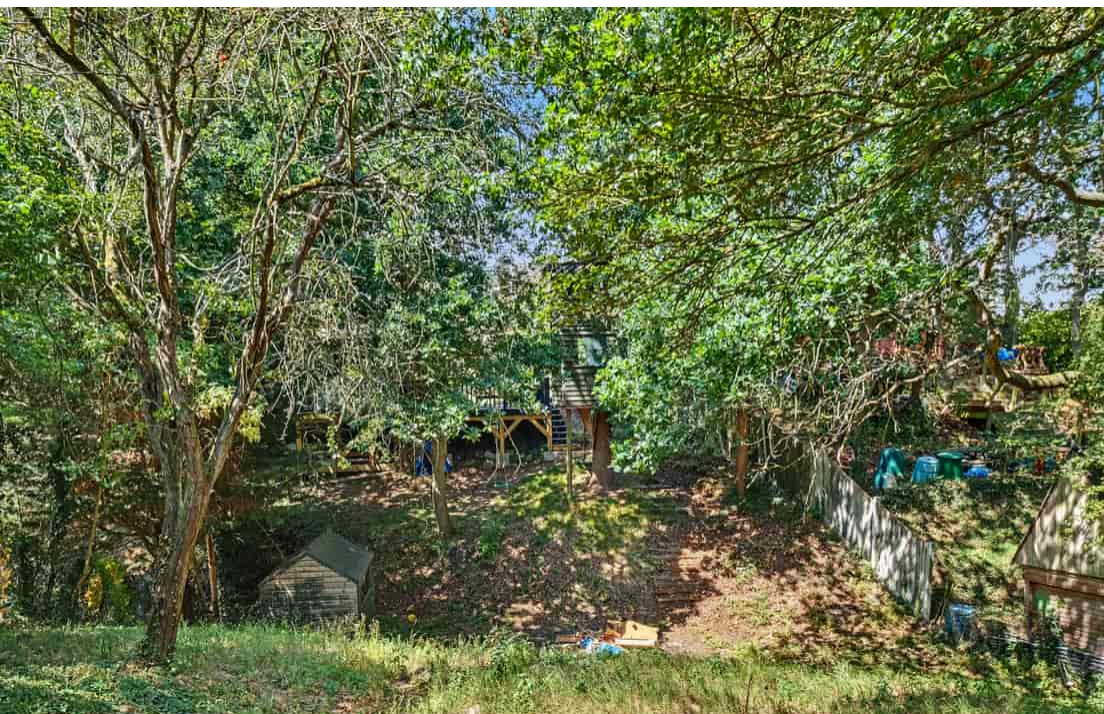


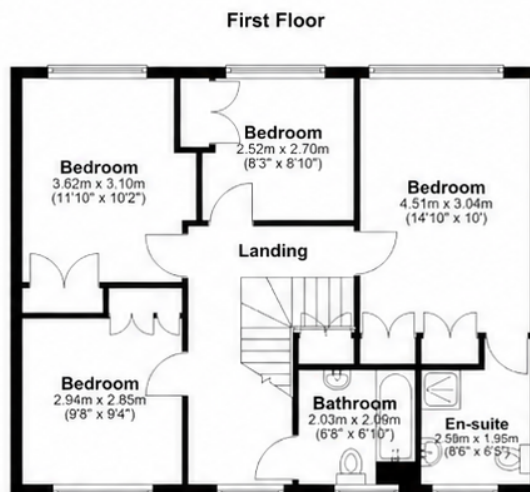
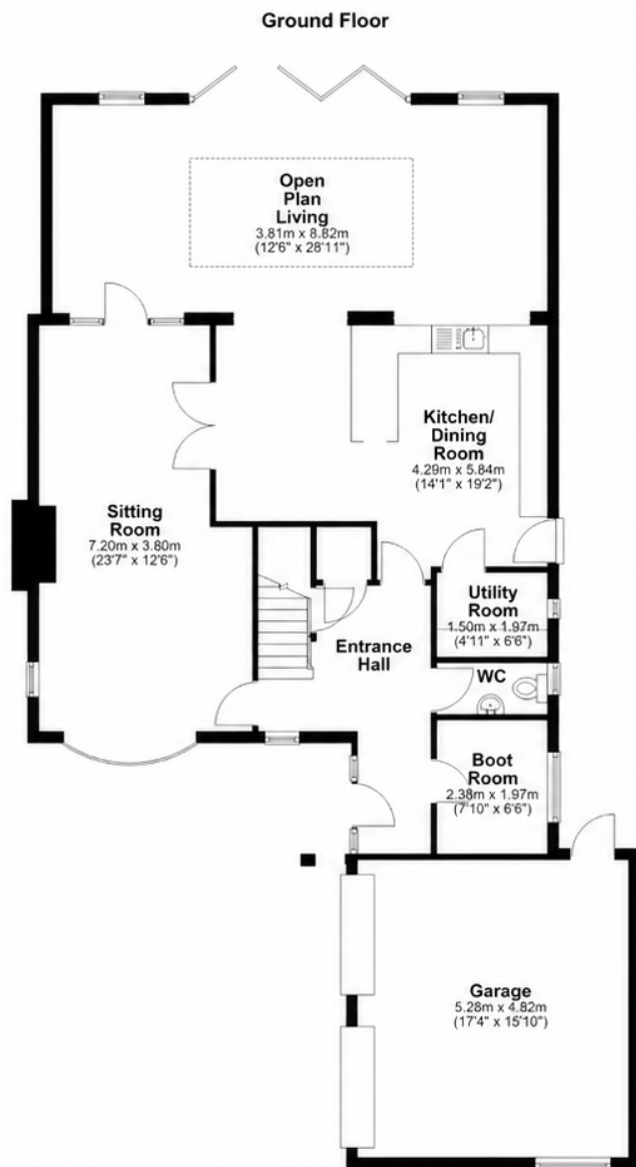








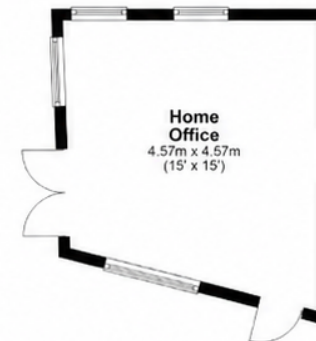




Outbuilding



Outbuilding



APPROX INTERNAL FLOOR AREA 200 SQ M (2150 SQ FT)

OUTBUILDINGS 27 SQ M (290 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate **NOT** to be used for valuation purposes.

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