



The Links, Cold Norton, CM3 6FR

Council Tax Band G (Maldon District Council)



Offers in Region of £995,000 Freehold

ACCOMMODATION

A stunning individual "Grand Designs" style home which has been finished to the current owners exceptionally high specification. This family home boasts a wealth of strong and bold architectural features which are designed to ensure that the feeling of space is felt throughout the home and the magnificent views of the golf course and beyond are maximised and enjoyed inside and out.

Accommodation which extends to over 2800 sq ft is set over three floors and commences with the breathtaking reception hall and floating staircase with accent led lighting, tiled flooring and glazed pivoting doors to the living room and kitchen areas. The main living room features dual aspect windows with bi-folding doors opening on to a balcony overlooking the golf course. A stunning 24ft kitchen/breakfast/dining space and separate snug are located to the rear of the house and open onto the contemporary landscaped gardens. The bespoke kitchen/dining space features luxury appliance brands including Gaggenau, Miele, Quooker and Siemens. Dekton worktops with contrasting wall and base units feature around the centrepiece of the large island unit with breakfast bar.

The WOW factor continues on the first floor with a spacious landing and a principal bedroom suite which has to be viewed! Featuring a dressing area with glazed partition to the bedroom area and a luxury en-suite with walk in shower, wall hung wc and a carrara italian marble vanity unit with twin inset wash basins, the main bedroom area features a vaulted ceiling over 14ft in height with dual aspect windows and a glazed double height window facing the golf course and opening onto a balcony, the 2nd bedroom is also a generous size and opens onto a 25ft balcony and also features an en-suite shower, two further bedrooms and a family bathroom complete the accommodation on the first floor.

On the second floor there is a 5th bedroom which provides access to eaves storage room and the final room adds to the versatility of the home by providing a further reception area ideal as a cinema or games room and it features a velux balcony to the front aspect designed once again to maximise the enjoyment of the far reaching views available from this floor.

Externally the outside space has been designed with entertaining and relaxation at its heart. Its design and construction has benefitted from the same high standards used throughout and features composite decking, porcelain tiled paving, raised rendered shrub beds and soft landscaping in addition to a gabion feature wall to the rear boundary.

LOCATION

'The Links' is a unique development of just six luxury homes with this property being the last home at the end of the close. The development is located to the east of the attractive village of Cold Norton which has a very popular primary school, a golf course with function rooms and state of the art gym, village hall and public house.

Cold Norton lies on the edge of the Dengie Peninsular between the Blackwater Estuary and River Crouch. The area is very popular for sailing and other water sports along with access to miles of open countryside. There is a further choice of schools in the area in both the public and private sector, including Maldon Court Prep School, Heathcote and Elm Green and slightly further afield, New Hall and Felsted. There are also good links to excellent Grammar Schools in Chelmsford, Southend and Colchester. For the commuter stations with services to London can be found in North Fambridge and South Woodham Ferrers. The city of Chelmsford and offers rail services to London Liverpool Street as well as extensive shopping and recreational facilities is within 11 miles. The A130 trunk road is within 6 miles of the property and provides links to the A12, A127 and A13.

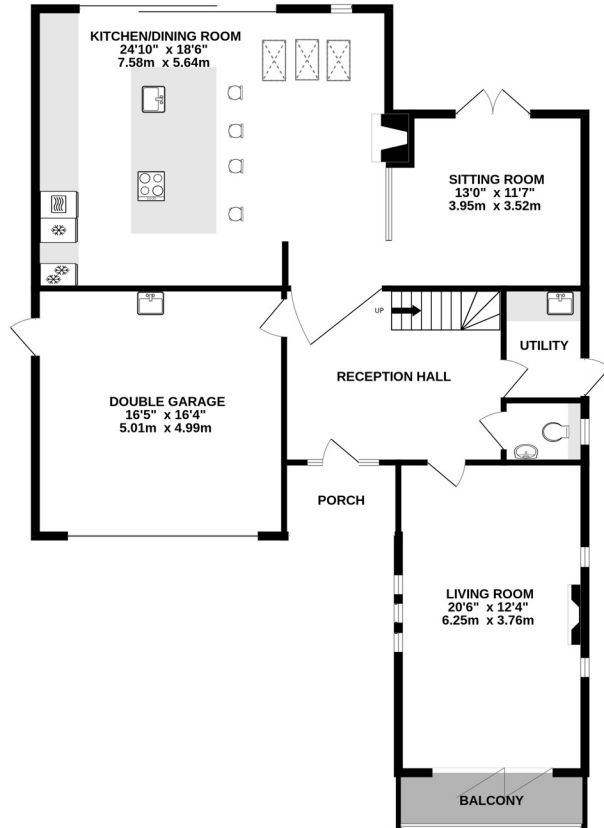
- 2831 sq ft of high specification living accommodation
- Principal bedroom with dressing area and en-suite shower room and balcony overlooking golf course
- Bespoke kitchen with dektion worktops and integrated appliances
- Underfloor heating throughout the ground floor
- Stunning views over Three Rivers golf club and beyond
- Double glazing and gas central heating
- LED accent lighting
- Exclusive private gated development of just 6 individual homes
- Five spacious bedrooms
- Guest bedroom with en-suite and 25ft balcony overlooking golf course
- Family bathroom with white four piece suite
- Double garage and driveway parking for several cars
- Landscaped gardens with porcelain tiled patio and composite decked areas
- Designer radiators in upper floors
- 10 Year build warranty with Buildzone from 2018



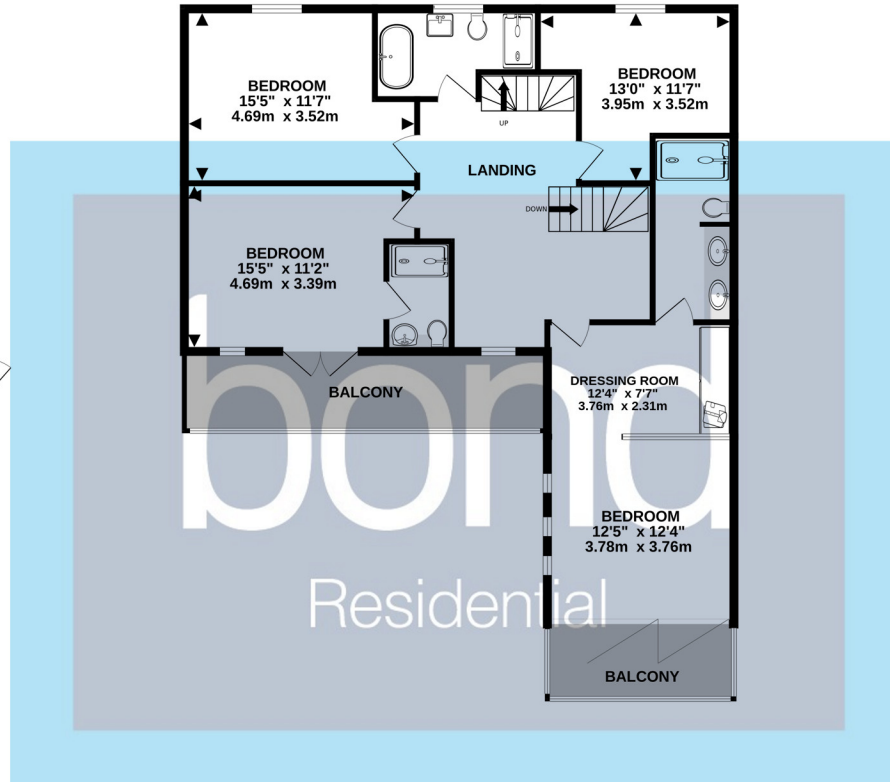




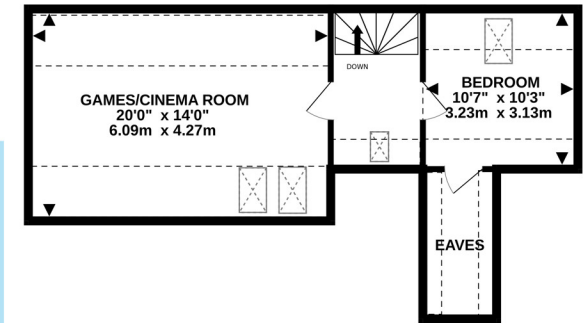
GROUND FLOOR
1358 sq.ft. (126.2 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.1 sq.m.) approx.



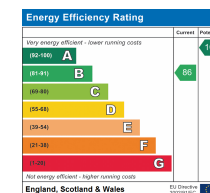
2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 2831sq.ft. (263.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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