

# Wickhay Cottages, North Hill, Little Baddow, CM3 4TJ

Council Tax Band D (Chelmsford City Council)



OIRO £499,995 Freehold

## Charming 1930's semi detached cottage style home with large plot and countryside views

Nestled in this serene semi rural village setting, this delightful 1930's built cottage style chalet combines charm and character with modern features such as Rako smart lighting to provide a wonderful contemporary living space. The property is set well back from the road which provides an immediate sense of privacy and seclusion.

### ACCOMMODATION

Upon entering the property a generous entrance hall features wood effect flooring and extends through into the dining room. The main living room provides a cosy and inviting space and is located to the front of the property, there is a feature fireplace with gas fire, wood effect flooring and two vertical column radiators. The fitted kitchen features shaker style units with laminate worktops and integrated appliances which include dishwasher, microwave, electric oven, cooker hood and induction hob. The bathroom is fully tiled and features a P-shaped shower bath. Two bedrooms complete the ground floor space.

On the first floor the principal bedroom is a generous size with a velux window providing views across the fields to the rear, there are fitted wardrobes and matching bedside cabinets and a fully tiled en-suite shower. The home also has gas central heating, double glazing and Rako smart lighting system.

### OUTSIDE

Overall the plot extends to approximately 216ft (65.84m in depth) and there is a generous front garden space which is screened to the front by hedging to provide a high degree of privacy and seclusion.

### REAR GARDEN

The rear garden features a large split level decking area with inset lighting located to the immediate rear of the property. This provides a perfect space for entertaining and relaxation whilst enjoying the field views beyond the rear garden. The garden is predominantly lawned with well stocked borders and hedged boundaries and a path leads down to the far end of the garden. There are additional storage sheds and a rear access gate to the rear boundary fence provides access to a concrete hardstanding with adequate space for 4 cars or double garage if required (STPP). This is accessed from a private access lane off Tofts Chase.

### GARDEN ROOM/HOME OFFICE/GYM

10' 3" x 14' 10" (3.12m x 4.52m) Fully insulated and cladded garden room which provides a stunning view of the rear of the property and garden. This versatile space could be utilised for various purposes and features Adax slimline electric app controlled panel heaters, there is also cabled wi-fi points and bi-fold doors which open onto the gravel patio area.

### LOCATION

Little Baddow is an elevated and highly desirable village situated between Danbury to the south and the Chelmer & Blackwater Navigation Canal to the north. Little Baddow & Danbury are famous for their National Trust and Essex Wildlife Trust Protected woodlands and are a haven for ramblers, dog walkers, runners and cyclists with many areas of outstanding beauty. The renowned Elm Green Preparatory and Heathcote Schools in Little Baddow and Danbury respectively are also within easy reach. State schools include Danbury Park Community School and St Johns C of E primary school. The neighbouring village of Danbury offers a range of local facilities which include a local co-op supermarket, public houses and a parish church. For the commuter, the city of Chelmsford and village of Hatfield Peverel both offer mainline rail stations with links to London and lie approximately 6 miles to the west and north of Little Baddow. Chelmsford city centre offer a vibrant shopping centre as well as an extensive range of recreational and leisure facilities with additional state and private schooling available

- 1930's semi detached cottage style chalet
- First floor principal bedroom with en-suite shower
- Fitted kitchen with integrated appliances
- Modern garden room with app controlled electric heating and wi-fi
- 0.14 acre plot, Overall plot extending to 216ft (65.84m)
- Three double bedrooms (two on ground floor)
- Living room and separate dining area
- Fully tiled bathroom/wc
- Gas central heating & Double Glazing
- Private rear access with parking for up to 4 cars

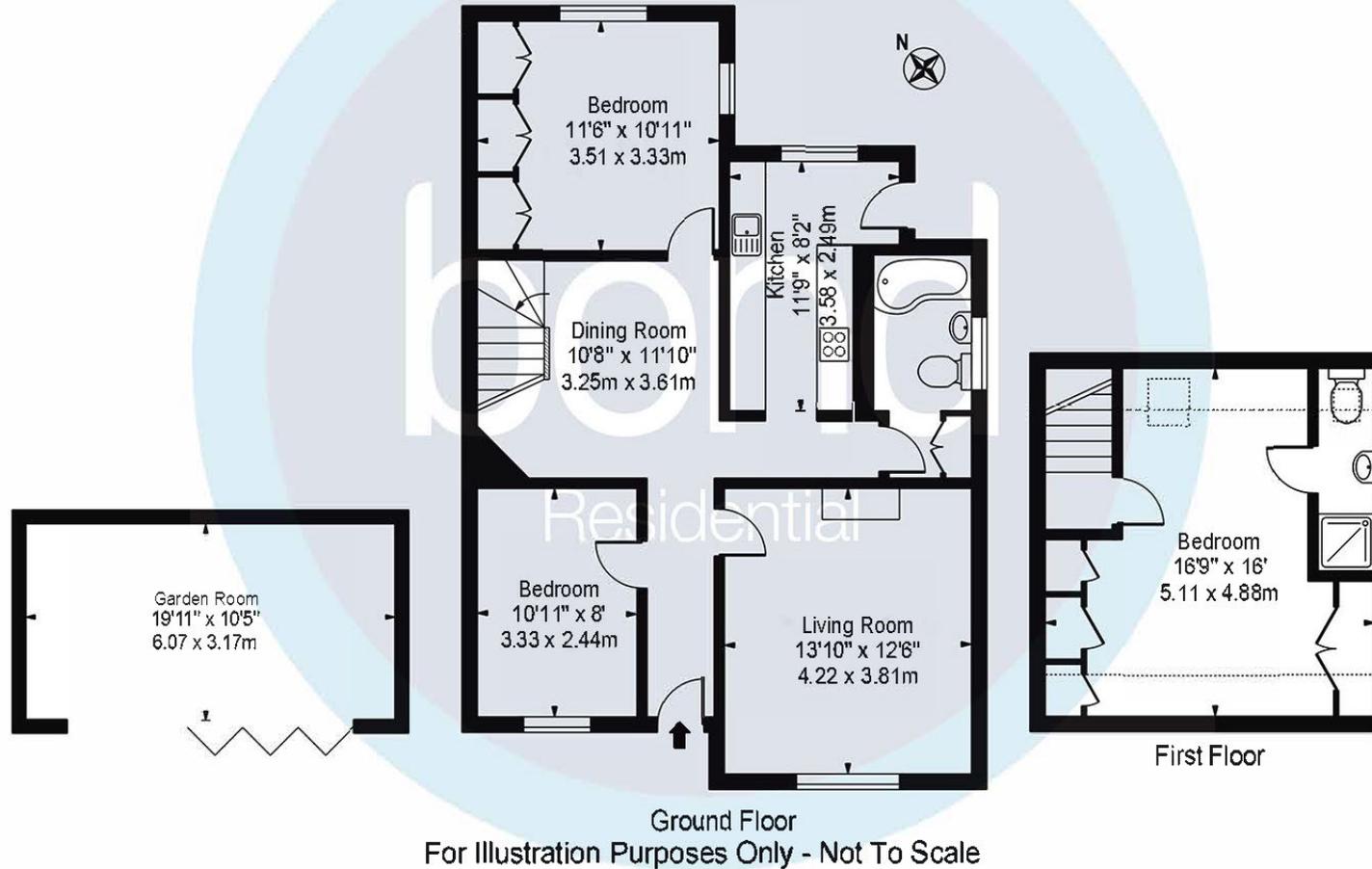








Approx. Total Internal Area 1002 Sq Ft - 93.09 Sq M  
 (Including Restricted Height Area & Excluding Outbuilding)  
 Approx. Gross Internal Area 945 Sq Ft - 87.79 Sq M  
 (Excluding Restricted Height Area & Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 207 Sq Ft - 19.24 Sq M



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, searches, 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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