

FOR SALE



Maldon Road, Danbury
Price OIRO £835,000


MARTIN & CO



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- NO ONWARD CHAIN
- VILLAGE CENTRE LOCATION
- OPEN PLAN MODERN KITCHEN & DINING ROOM
- UTILITY ROOM & CLOAKROOM WC
- LOUNGE & FAMILY ROOM
- SOUTHERLY REAR GARDEN
- PLANNING 10/00898/FUL 2nd Floor

If you are looking for space, this FOUR bedroom detached house offers around 2400 ft² of space, with planning to further extended creating a 2nd floor suite Ref:10/00898/FUL situated in the heart of Danbury Village offered with NO ONWARD CHAIN.

The property offers a lovely spacious entrance hall with vaulted ceiling, open plan modern fully fitted kitchen breakfast room with central Island, bi fold doors to the garden, and open to the spacious dining area. There is a separate dual aspect lounge and an additional reception family/ tv / games room. In addition, there is a large utility room off the kitchen and cloakroom wc off the entrance hall. Upstairs are four good sized bedrooms, ensuite to main bedroom, and spacious family bathroom with bath and separate shower.

To the rear is a Southerly aspect garden with timber decking across the rear of the house, lawn expanse, and raised beds, with shrub and tree screening to the rear.

To the front is a paved driveway and double garage. The property is located on the corner of Butts Lane and Maldon Road, so is literally in the centre of the village with Co-op, dentist, vets, Sports Centre, and



Schooling on the doorstep.

Danbury is surrounded by woodland providing opportunities for walking, biking, fishing (Chelmer close by), and provides easy access (including a park and ride) to Chelmsford City with its major shopping and leisure facilities, as well as a mainline station to London Liverpool Street.

The property is presented in good order, providing lots of space for a family to just move in and enjoy, therefore viewing is highly recommended.

ENTRANCE HALL 10' 7" x 10' 4" (3.23m x 3.15m)

Solid wood entrance door under canopy porch opening to spacious entrance hall. Engineered oak wood flooring with underfloor heating, useful a storage/ coat cupboard, wall mounted heating control, wall mounted alarm panel, stair flight with oak spindle and banister to first floor landing, glazed oak door to lounge, glazed oak door to dining room.

CLOAKROOM WC Double glazed window to front,

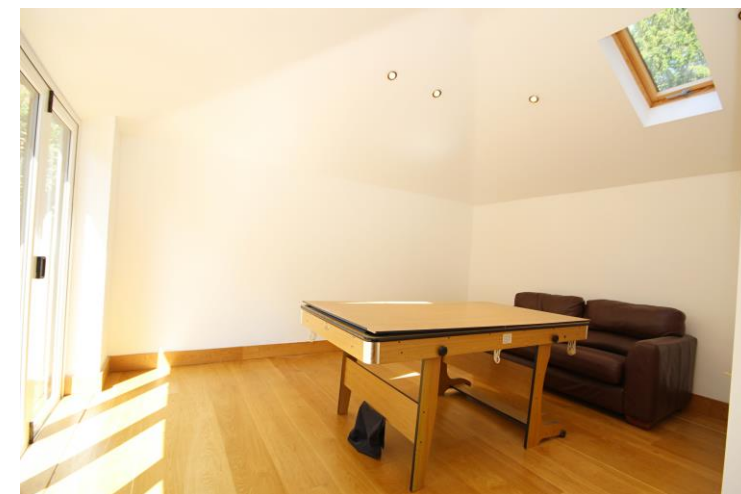
concealed cistern WC, square wash hand basin set on vanity unit with storage under, tiled walls and tiled flooring.

DINING ROOM 12' 8" x 11' 11" (3.86m x 3.63m)

Double glazed windows overlooking the rear garden, engineered oak wood flooring with underfloor heating, smooth plastered ceiling with inset down lighters, open to kitchen breakfast room and glazed oak double doors to lounge.

KITCHEN BREAKFAST ROOM 19' 0" x 14' 2" (5.79m x 4.32m)

Kitchen area comprises double glazed bi fold doors to rear opening onto decking area, two slim windows to rear and one frosted window to side, three roof light windows, fitted kitchen with a comprehensive range of eye level and floor standing units, integrated Miele coffee maker, twin eyelevel Miele combi ovens, and Miele steam oven, Integrated tall fridge, pull out waste and recycling unit, one and a half bowl Frankie stainless steel sink unit with drainer, single lever mixer tap over, Quooker instant boiling water tap, square



edged worktops with stainless steel edging. Central island with inset De Dietrich induction Hob with high quality Blanco by Gutmann chimney style extractor overhead, two flush fitting pop up sockets, integrated wine cooler, ample draws and cupboards, pull out spice storage, breakfast bar with ample seating for 6 people, porcelain tiled flooring with underfloor heating, smooth plastered ceiling with inset downlighters, under pelmet lighting, wall mounted TV connection (TV may remain subject to negotiation), Kitchen is open to large utility area as well as open to dining area.

UTILITY ROOM 15' 3" x 6' 6" (4.65m x 1.98m) max
Fitted with a range of eyelevel and floor standing storage cupboards and drawers, matching the kitchen units, stainless steel Frankie sink unit and drainer with single lever mixer a tap over, fitted square edge worktop with stainless steel edging, integrated washing machine and tumble dryer and space for large American style fridge freezer (may remain by negotiation) under stair storage cupboard with heating manifold for under floor heating. This cupboard is suitable to use as a drying cupboard. Smooth

plastered ceiling with inset downlighters, loft hatch, porcelain tiled flooring with underfloor heating.
LOUNGE 21' 0" x 12' 2" (6.4m x 3.71m) From the dining accessed via glazed oak double doors, double glazed windows to front and rear, feature modern inset pebble style fireplace with feature oak beam above, engineered oak flooring with underfloor heating, smooth plastered ceiling with inset downlighters, wall mounted speakers (to remain subject to negotiation), glazed double oak doors to:

FAMILY / GAMES / TV ROOM 14' 4" x 11' 4" (4.37m x 3.45m) This reception room is ideal as a family room, TV or games room or it could be home office, with double glazed bi fold doors opening onto the rear decking area, connections for Internet TV and sky, smooth plastered ceiling with two inset Velux windows, engineered oak flooring with underfloor heating.

LANDING With double glazed windows to front, oak rail spindled galleried banister overlooking entrance hall, airing cupboard, smooth plastered ceiling with inset downlighters, doors to first floor principal rooms.

MAIN BEDROOM 13' 5" x 12' 0" (4.09m x 3.66m)
Double glazed window to front, range of built-in wardrobes with sliding doors, along two walls, one leading to ensuite shower room, radiator, smooth plastered ceiling.
ENSUITE 8' 7" x 3' 10" (2.62m x 1.17m) With auto sensing lights on entry, enclosed double shower with body jets system, square wash hand basin set on wall hung vanity unit with storage under, wall hung concealed cistern wc all, tall modern radiator in recess, wall mounted cupboard, tiled flooring and tiled walls, smooth plastered ceiling.

BEDROOM TWO 12' 11" x 12' 0" (3.94m x 3.66m)
Double glazed window to rear, radiator, smooth plastered ceiling.
BEDROOM THREE 12' 9" x 9' 0" (3.89m x 2.74m)
Double glazed window to rear, radiator, smooth plastered ceiling.
BEDROOM FOUR 11' 10" x 8' 2" (3.61m x 2.49m)
Double glazed window to front, radiator, smooth plastered ceiling.



FAMILY BATHROOM WC Double glazed window to front and two slim windows to side, bath set in tiled plinth, twin wash hand basins set on vanity unit with storage beneath, wall hung wc with concealed cistern, large enclosed shower with body jet system, modern tall radiator, tiled flooring with underfloor heating and tiled walls, smooth plastered ceiling with inset downlighters.

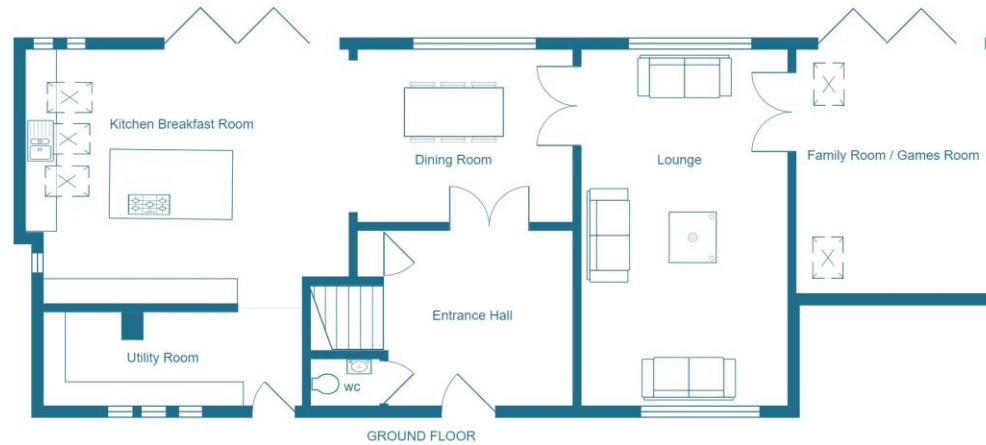
REAR GARDEN The garden enjoys a Southerly Aspect, with immediate large decking area across the width of the house, leading to lawn expanses. To the rear, are raised beds retained by railway sleeper edging, with a range of mature shrubs and trees, providing screening to the rear, paved path to one rear corner with external water tap and timber gated access to the rear. There is a timber shed (to remain subject to negotiation) with fold out wash line attached, access down the side of the property to the front.

FRONTAGE AND DRIVEWAY The property is accessed off of Butts Lane via double wooden five bar gates, with paved driveway, inset blocked paving, providing off road parking and access to the double garage and property main front door. There are raised beds with a mixture of mature shrubs and trees, side access to the rear garden.

DOUBLE GARAGE 18' 8" x 12' 7" (5.69m x 3.84m) The double garage is accessed via single up and over door, has power and light connected, wall mounted recently replaced boiler, courtesy door to side and frosted glazed window to side, pitch and tiled roof.







All measurements are approximate and for display purposes only.

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