

80 Maldon Road, Great Totham, Maldon, CM9 8NL



Freehold

£550,000

Subject to contract

3 bedrooms
1 reception room
2 bathrooms



Some details

General information

This well presented three bedroom detached family home situated in the highly sought after village of Great Totham and enjoys generous accommodation across two floors with private gardens, off street parking and garaging.

This well presented family home consists of a glazed door into the side entrance hall which has stairs rising to the first floor landing and beneath doors giving way to the ground floor accommodation which consists of a kitchen and separate utility room set to the front aspect. The kitchen itself enjoys worksurface on two sides incorporating a sink with drainer inset in front of the window which overlooks the gardens. There is an array of storage cupboards set both above and below the worksurface creating space for several integrated appliances including a free standing oven with splashback and extractor hood above, integrated fridge freezer and free standing dishwasher with windows overlooking dual aspect to the front and side. The utility area consists of additional worksurface space creating and providing space for an additional sink with further storage cupboards beneath creating space for two free standing appliances and the boiler above. The utility room also doubles as the ground floor cloakroom. The remainder of the accommodation is then concluded by the open plan living space set to the opposite end of the property which consists of a sitting area and dining room. The sitting room is predominantly focused around the wood burning stove and fireplace and enjoys a triple aspect outlook to the side, front and rear with the portion being devoted to a dining area with glazed patio doors leading out into the garden beyond.

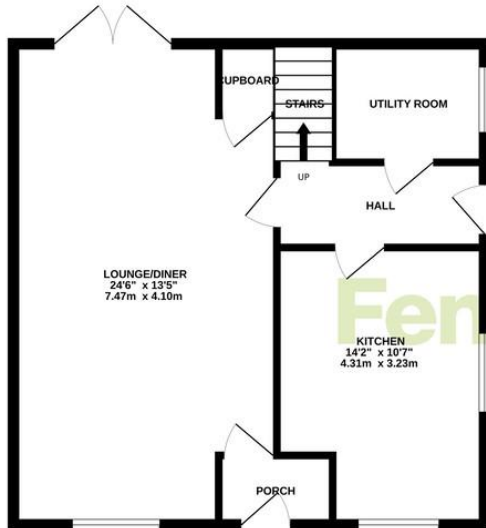
Stairs rise to the first floor landing which provides access to three bedrooms and the family bathroom. The master bedroom and bedroom two are both set to the front of the property with the master bedroom enjoying the ensuite shower room which consists of a three piece suite with walk in shower cubicle, wash hand basin and W.C with tiled surrounds and a wall mounted heated towel rail. Bedroom three and the bathroom are set to the rear aspect with bedroom three currently doubling as a study. The bathroom consists of a three piece

suite with shower set above the bath with curved shower screen, tiled surrounds, wash hand basin and W.C and finished with a wall mounted heated towel rail and frosted window to the rear aspect.

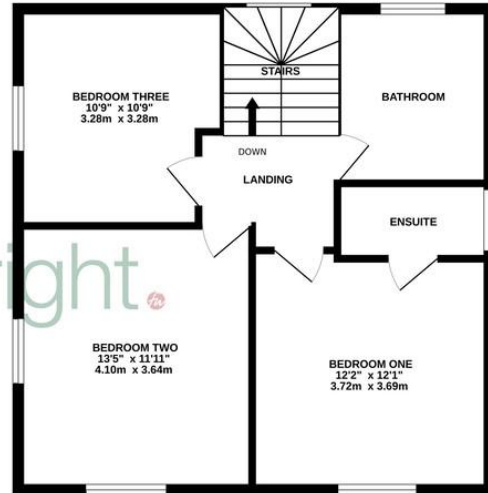


This beautifully presented three bedroom detached property situated in the highly sought after village of Great Totham.

GROUND FLOOR
589 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 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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Kitchen

14' 2" x 10' 7" (4.32m x 3.23m)

Lounge/diner

24' 6" x 13' 5" (7.47m x 4.09m)

Landing

Bedroom one

12' 2" x 12' 1" (3.71m x 3.68m)

Ensuite

Bedroom two

13' 5" x 11' 11" (4.09m x 3.63m)

Bedroom three

10' 9" x 10' 9" (3.28m x 3.28m)

Bathroom



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Particulars for 80 Maldon Road, Great Totham, Maldon, CM9 8NL

Outside

The property benefits from a good level of off street parking with a garage set to the rear. The property also enjoys wrap around gardens to the front and side and rear which are predominantly laid to lawn with a patio area set immediately to the rear of the property which can be accessed out via the dining area.

Location

Set in the rolling Essex countryside, not far from Maldon's Millennium Walk, the property is conveniently located just a short walk from from everything you need. Great Totham is a parish community that encapsulates village life perfectly, nestled between Chelmsford and close to the town of Maldon. The village boasts a variety of amenities, such as excellent primary school, village shop, church and public house thought to date back to the late 17th Century.

Just 2.5 miles away is the town of Maldon with more amenities such as Blackwater Leisure Centre, Promenade Park, independent and high street stores, a mid-week market and many restaurants to enjoy.

The A12 is only 4 miles away, joined at Witham which links you to both Chelmsford and Colchester. For commuters the nearest train station is also at Witham (or Hatfield Peverel) where there is a direct line to London Liverpool Street in just 44 minutes on a fast service. There is also a popular bus route nearby.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage and electricity are connected to the property. Oil fired central heating.

Tenure - Freehold

EPC rating - C

Our ref - OJG

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Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

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Directions

Please use the postcode as the point of origin.

To find out more or book a viewing

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