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DAVID MARTIN
GROUP

Heybridge Woods View

Heybridge, Maldon, CM9 4DN

Guide Price £375,000-400,000

EPC Rating 'B'

- THREE BEDROOMS
- DRIVEWAY
- KITCHEN/DINER
- EN-SUITE





Property Description

We are delighted to offer this beautiful THREE bedroom semi-detached home situated in Heybridge, with convenient proximity to schools and local amenities. Having only been constructed just four years ago it retains a substantial six years of its Premier warranty. As you enter, the ground floor welcomes you with a entrance hall, spacious lounge, and a modern kitchen/diner, as well as a convenient cloakroom. As you ascend up to the first floor, there are three bedrooms, the principal benefits from an en-suite and there is also a generous family bathroom. Externally there is a spacious rear garden with a recently laid patio and shed, with parking at the side of the property for two vehicles.



ENTRANCE HALL

Entrance via part glazed door, under stair storage cupboard, door leading to:

CLOAKROOM

Obscured window to front, Low level WC, wash hand basin.

KITCHEN/DINER

11' 7" x 9' 6" (3.53m x 2.9m) The kitchen comprises of a range of wall and base level units, one and a half sink and drainer with mixer tap over, integrated oven with gas hob and extractor fan over and space for appliances such as washer/dryer, fridge/freezer and dishwasher. window to front aspect and radiator.



LOUNGE

16' 5" x 13' 8" (5m x 4.17m) A spacious lounge at the back of the property, with window to rear and patio doors leading to the rear garden, radiator.

LANDING

Loft access, door to:

BEDROOM ONE

10' 6" x 9' 6" (3.2m x 2.9m) Spacious double room with space for wardrobes, window to rear aspect, radiator, door to:



ENSUITE

Low level WC, wash hand basin, shower cubicle partly tiled walls, extractor fan, heated towel rail.

BEDROOM TWO

9' 8" x 9' 6" (2.95m x 2.9m) Spacious double room with window to front aspect, radiator.

BEDROOM THREE

10' 1" x 6' 7" (3.07m x 2.01m) Window to rear aspect. radiator.



OUTSIDE

The property has a landscaped rear garden with a recently laid patio creating a perfect seating area ideal for entertaining. There is also a storage shed which we have been advised by the owners will remain. The rest of the garden is mainly laid to lawn. At the side of the property there is parking for two vehicles and a side gate providing access into the rear garden.



OTHER INFO

The owners have advised that they pay a small service charge of £261 for the upkeep of the communal grounds.

AGENTS NOTES

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements