

Mariners Way, Maldon

CM9 6YX

**CURTIS O'BOYLE**

Sales & Lettings



# Mariners Way, Maldon

CM9 6YX      £485,000

Offered with no onward chain a three bedroom detached house situated on the popular Chantry Park estate. Accommodation includes a study, lounge, dining room, fitted kitchen, conservatory, family bathroom and ensuite shower room.

**ENTRANCE HALL** Obscure double glazed entrance door, coved to smooth ceiling door to lounge.

**LOUNGE** 16' 4" x 12' 2" (4.98m x 3.71m) plus bay. Double glazed bay window to front aspect, feature fireplace, radiator, coved to smooth ceiling, doors to stairs to first floor, glazed door to study, glazed French doors to dining room.

**DINING ROOM** 9' 2" x 9' 1" (2.79m x 2.77m) Double glazed sliding patio doors to conservatory, coved to smooth ceiling, arch to kitchen.

**CONSERVATORY** 11' 8" x 9' 3" (3.56m x 2.82m) Double glazed to three aspects, double glazed French doors to rear garden, radiator.

**KITCHEN** 11' 1" x 7' 9" (3.38m x 2.36m) Double glazed window to rear aspect, double glazed door to rear garden, radiator, fitted base and wall units, one and quarter bowl with fluted drainer inset into granite work tops, built in electric oven and four ring induction hob with hood above, washing machine and integrated dishwasher, smooth ceiling, tiled splashbacks.

**CLOAKROOM** Obscure double glazed window to side aspect, close coupled WC, vanity wash hand basin, heated towel rail, tiled floor.

**FIRST FLOOR LANDING** Double glazed window to side aspect, textured ceiling, loft access, airing cupboard.

**BEDROOM ONE** 14' 4" x 9' 1" (4.37m x 2.77m) Double glazed window to rear aspect, radiator, textured ceiling, two built in wardrobes, door to ensuite.

**ENSUITE** Obscure double glazed window to rear aspect, heated towel rail, smooth ceiling, extractor fan, fitted tiled shower cubical, close coupled WC, vanity wash hand basin, part tiled walls tiled floor.

**BEDROOM TWO** 12' 0" x 9' 8" (3.66m x 2.95m) Double glazed bay window to front aspect, radiator, textured ceiling, built in double wardrobe.

**BEDROOM THREE** 8' 7" x 8' 3" (2.62m x 2.51m) plus recess. Double glazed window to front aspect, radiator, textured ceiling, built in wardrobe.

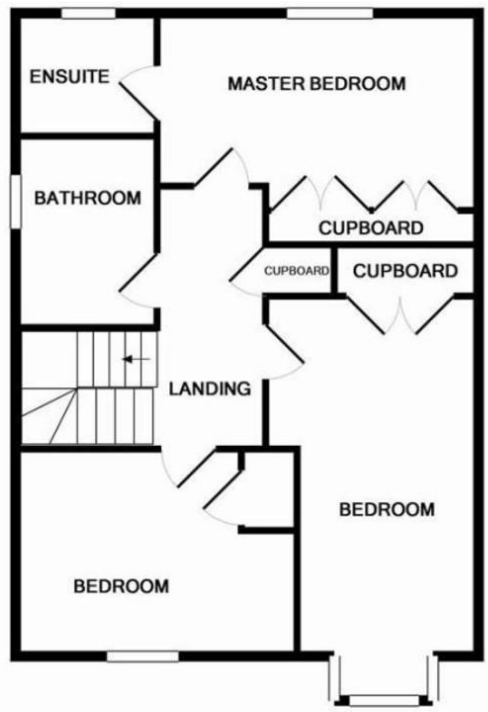
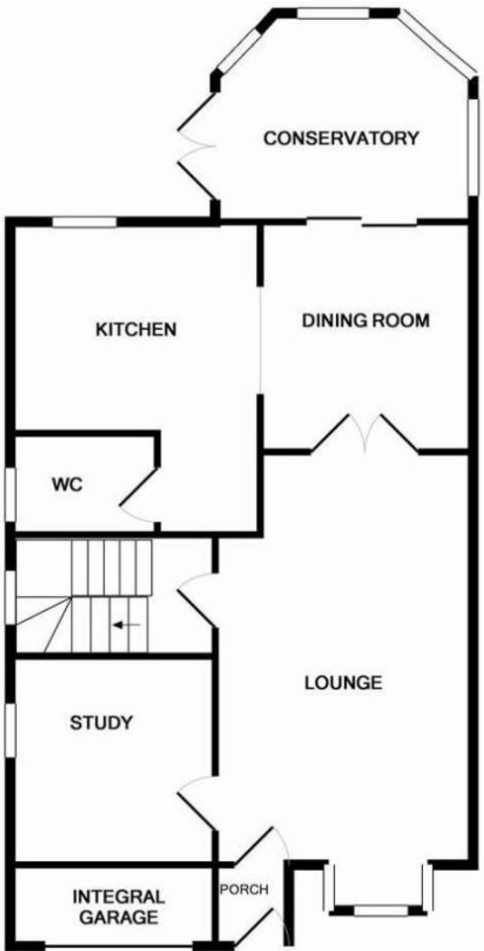
**BATHROOM** Obscure double glazed window to side aspect, heated towel rail, panelled bath with shower over, vanity wash hand basin, close coupled WC, textured ceiling, extractor fan, part tiled walls, tiled floor.

**FRONT GARDEN** Block paved driveway for 2 to 3 vehicles.

**REAR GARDEN** Paved patio area, remainder mostly laid to lawn, timber shed, dual side access.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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