

Norfolk Road, Maldon

CM9 6AU

CURTIS O'BOYLE

Sales & Lettings





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£385,000

Extended semi-detached house presented to a high standard and situated in a sought after turning with views from the first floor across the south of Maldon. The property offers two double bedrooms (but could be reconfigured to a three bedroom). Further accommodation includes a first-floor bathroom and ground floor shower room. Extended living room overlooking the beautiful and well stocked rear garden, modern fitted kitchen with dining area, utility room and spacious entrance hall. Ample off-street parking to the front driveway.

ENTRANCE HALL Obscure double glazed entrance door and windows to front aspect, smooth ceiling with inset downlighters, radiator, stairs to first floor.

KITCHEN 8' 11" x 8' 6" (2.72m x 2.59m) Double glazed window to front aspect, covered to smooth ceiling with inset downlighters, fitted base and wall units, stainless steel sink unit with mixer tap inset into work tops, built in electric oven and four ring gas hob, integrated full length fridge, space for dishwasher, open plan to dining area.

DINING AREA 11' 11" x 8' 5" (3.63m x 2.57m) Double glazed window to side aspect, radiator, covered to smooth ceiling, understairs cupboard, glazed French doors to living room.

LIVING ROOM 17' 2" x 14' 10" (5.23m x 4.52m) Double glazed sliding patio door to rear garden double glazed window to rear aspect, covered to smooth ceiling, two radiators, door to utility room.

UTILITY ROOM 8' 9" x 5' 8" (2.67m x 1.73m) Double glazed door to rear garden, radiator, covered to smooth ceiling with inset downlighters, space for washing machine.

SHOWER ROOM 7' 1" x 5' (2.16m x 1.52m) Obscure double glazed window to front aspect, heated towel rail, covered to smooth ceiling with inset downlighters, shower cubical, dose coupled WC, wash hand basin with tiled splash backs, extractor fan.

FIRST FLOOR LANDING Loft access, smooth ceiling.

BEDROOM ONE 15' x 11' 1" (4.57m x 3.38m) Two double glazed windows to rear aspect, smooth ceiling, radiator.

BEDROOM TWO 13' 5" (4.09m) > 11' 5" x 8' 10" (3.48m x 2.69m) Double glazed window to front aspect, radiator, smooth ceiling.

BATHROOM Obscure double glazed window to front aspect, heated towel rail, smooth ceiling with inset downlighters, panelled bath with mixer tap and shower over, dose coupled WC, vanity wash hand basin.

REAR GARDEN Raised paved patio area, shaped shingle area with well stocked flower and shrub borders, timber shed.

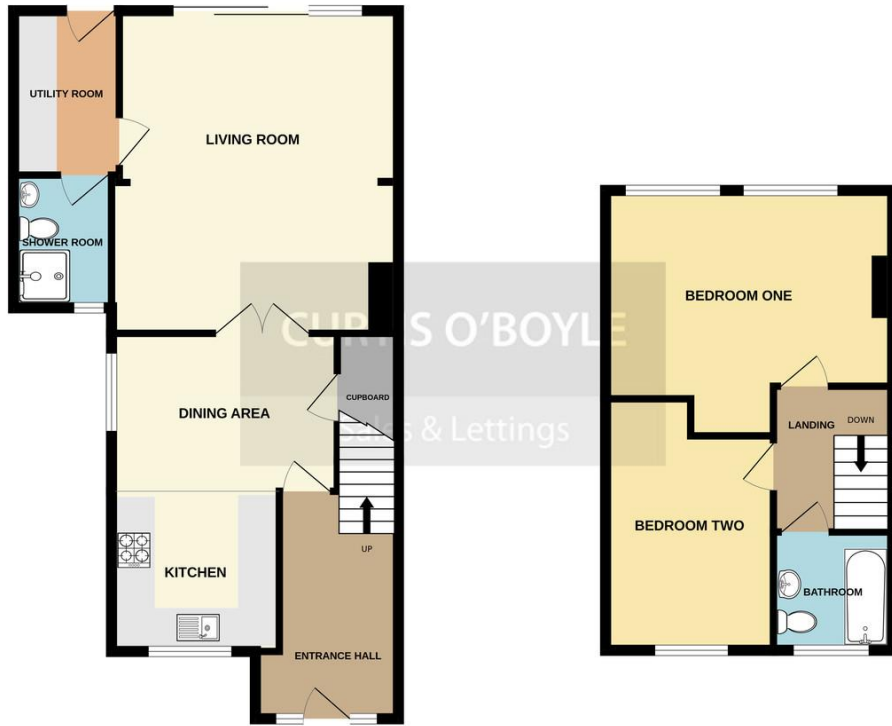
FRONT GARDEN Driveway for 2/3 cars.



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

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

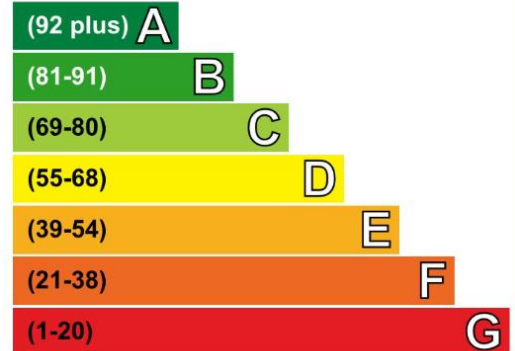


TOTAL FLOOR AREA: 996 sq.ft. (92.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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AWAITING EPC

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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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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