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DAVID MARTIN
GROUP

Benham Close
Goldhanger, Maldon, CM9 8FA

£550,000
EPC Rating 'B'

- Detached Three Bedroom House
- Garage & Ample Parking
- Sought After Village Location
- Kitchen/Diner with Bi-Fold Doors





Property Description

David Martin Estate Agents are delighted to offer for sale this detached three bedroom house situated in the sought after charming village of Goldhanger with access to the Blackwater estuary sea wall walks, pubs, a church and good access to Maldon and Tiptree. The property was built in 2018 by Jenny Moody properties to a high specification. The property comprises of an entrance hall, cloakroom, lounge with log burner and Bi-Fold doors, kitchen/dining room with full range of integrated appliances and Bi-Fold Doors to rear garden, landing, bedroom one with ensuite shower room, two further bedrooms and a family bathroom. Externally the property has off road parking leading to a detached garage, garden to front and an enclosed garden to rear. Viewing is highly recommended to appreciate the setting, space and high specification that the property offers.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, turning stairs rising to first floor landing with storage cupboard beneath, underfloor heating, window to front aspect, door to:

CLOAKROOM

Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, splash tiling, tiled floor with underfloor heating, window to front aspect.

LOUNGE

18' 8" x 11' (5.69m x 3.35m) A bright and spacious living room being well lit by window to side aspect and Bi-fold doors to rear, the room features a open fireplace with log burner inset, TV aerial and telephone points, under floor heating.



KITCHEN/DINER

22' 6" x 11' (6.86m x 3.35m) Kitchen is comprehensively fitted with a range of units comprising of a one and a half sink unit inset to worksurface and mixer taps, with drawers and cupboards beneath, adjoining worksurface with appliance storage and cupboards under, integrated dishwasher, washing machine, fridge/freezer, electric double oven and hob with extractor fan over, storage cupboard housing oil fired boiler supplying central heating and hot water, matching range of eye level wall mounted units, tiled floor with under floor heating, window to front aspect, spotlights. Dining area with tiled floor and underfloor heating and Bi-fold doors to rear.



LANDING

Window to side aspect, access to loft space, door to:

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m) Window to rear aspect, radiator, fitted wardrobe, TV aerial point, door to:



ENSUITE

Stylishly fitted white suite comprising of low flush WC, wall mounted wash hand basin inset to vanity unit, shower cubical, splash tiling, tiled floor, heated towel rail, window to rear aspect.

BEDROOM TWO

13' x 9' 9" (3.96m x 2.97m) Window to front aspect, radiator, TV aerial point.

BEDROOM THREE

9' 5" x 9' (2.87m x 2.74m) Window to front aspect, radiator.



BATHROOM

Stylish white suite, comprising of low flush WC, panel bath, wash hand basin inset to vanity unit, heated towel rail, splash tiling, tiled floor, window to side aspect, airing cupboard housing lagged water cylinder.

OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and shrubs, driveway to side providing parking leading to detached garage measuring 19'9ft. x 9'10ft. with electric roller door, power and light connected and electric car charging point. Outside tap, pedestrian access to rear garden.



REAR GARDEN

Rear garden being well enclosed by panel fencing, the garden is laid to lawn with shrub and plant borders, paved patio to the rear of the property, oil storage tank, outside light.





GROUND FLOOR

1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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