



**2 Dickens Close**  
Maldon, CM9 6AG

**£345,000**  
EPC Rating 'B'

**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

- TWO DOUBLE BEDROOMS

- GARDEN ROOM/OFFICE

- MODERN

- DRIVEWAY FOR 2/3 CARS





## Property Description

We are delighted to offer for sale this beautifully presented TWO bedroom SEMI-DETACHED home, constructed only three years ago by reputable house builders, Crest Nicholson. The property is located on the Wycke Place development which is an EXCELLENT location offering easy access to local leisure centres, Madison Heights, the popular Promenade Park and Maldon High Street.

On the ground floor the property consists of an open plan living/dining/kitchen area and a cloakroom, upstairs there are two DOUBLE bedrooms and a bathroom. Externally there is a good sized rear garden benefiting from a garden room/office along with 2/3 parking spaces to the side of the property.

### ENTRANCE HALL

Enter via part glazed upvc door, door leading to;

### CLOAKROOM



Window to front, wc, wash basin, radiator

#### OPEN PLAN KITCHEN/LIVING AREA

24' 11" x 12' 11" (7.59m x 3.94m) Window to front, work surfaces, range of base and wall units, integrated appliances consisting of a washing machine, fridge/freezer, dishwasher, oven with gas hob. The room has Amtico flooring throughout with double doors leading to the rear garden.

#### LANDING

Loft access

#### BEDROOM 1

13' x 8' 5" (3.96m x 2.57m) Window to rear, built in mirrored wardrobes, radiator.



#### BEDROOM 2

13' x 8' 5" (3.96m x 2.57m) Window to front, storage cupboard, radiator

#### BATHROOM

Part tiled suite comprising of a bath with shower attachment, shower cubicle, wc, wash basin, heated towel rail, obscure window to side.



#### OUTSIDE

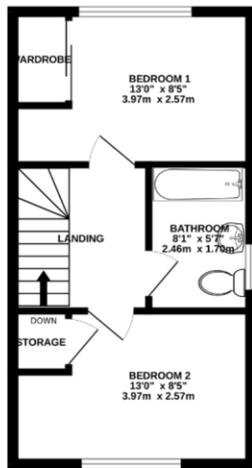
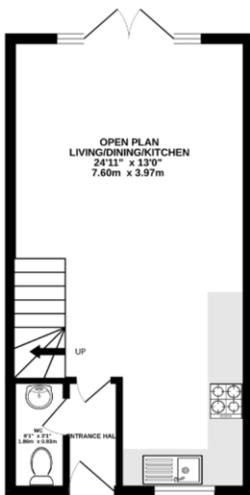
##### REAR GARDEN

South east facing garden, patio area, recently turfed lawn area with path leading to garden room/office which benefits from power and lighting and measures 10ft x 7ft.

##### FRONT

The property has a driveway providing parking for 2/3 vehicles.





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 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