

## Lightermans Place | Maldon | Essex | CM9 5JG



Beresfords are pleased to offer this brand new, four bedroom detached family home located on the brand new Crest Nicholson site at Lightermans Place, Park Drive, Maldon. The property offers double garage with four parking spaces, stylish open plan kitchen/breakfast room, doors leading directly to the garden, utility room, fully fitted Commodore kitchen with Bosch integrated appliances, good size living room with doors leading to garden, ground floor cloakroom, study, four first floor bedrooms with the master bedroom having an en suite shower room with contemporary white 'Roca Gap' sanitaryware to bathroom and en suite. The property also benefits from having a 10 year NHBC warranty. Please note the property is available to purchase on a sale and lease back only basis. Please contact Beresfords to discuss further. EPC awaited.



## In Brief

- Brand New Detached Family Home
- 'The Copthorne' At Lightermans Place, Park Drive
- Detached Garage
- Four Parking Spaces
- Complete 10 Year NHBC
- Fully Fitted Commodore Kitchen With Bosch Integrated Appliances
- Dual Aspect Master Bedroom With En Suite And Fitted Wardrobes
- Ground Floor Cloakroom
- Study
- Contemporary White 'Roca Gap' Sanitaryware To Bathroom And En Suite
- Amtico Spacia Flooring

Freehold

**£520,000**

REF: 396463



## Local Life

Being located on the Blackwater Estuary, Maldon has become a very popular location with its bustling traditional High Street and sought after Promenade Park, Lightermans Place is located within excellent commuter links to the A12 and A414 which provide direct links to Chelmsford, Witham and Hatfield Peverel. Hatfield Peverel mainline train station is 5.6 miles away.



**Kitchen/Breakfast Room: 20'2 x 12'8**

**Utility Room: 7' x 6'8**

**Lounge: 16'2 x 12'1**

**Study: 10'7 into bay x 10'6**

**Bedroom One: 16'2 x 12'1**

**En Suite: 7' x 7'**

**Bedroom Two: 13'3 x 8'1**

**Bedroom Three: 11'7 x 9'6**

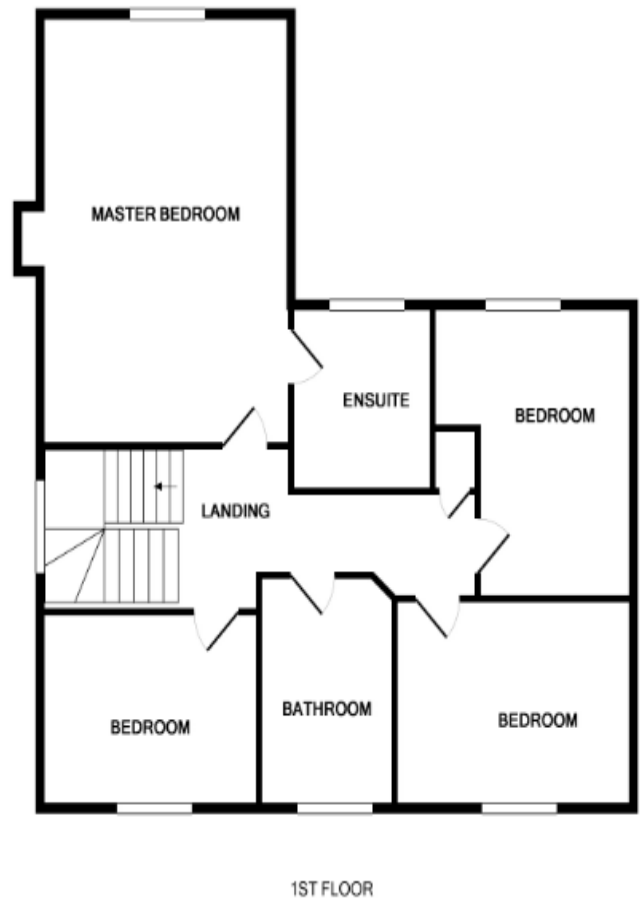
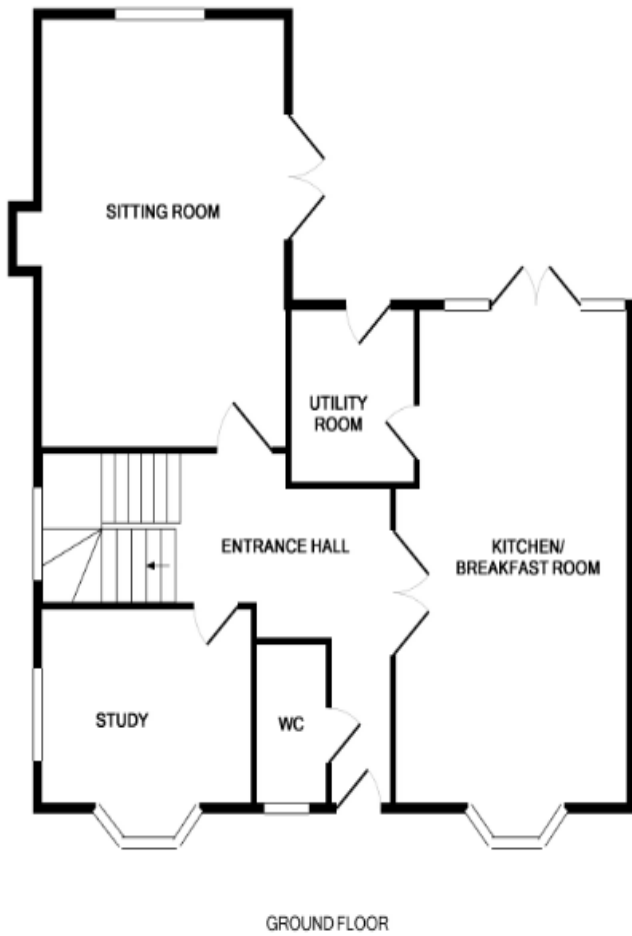
**Bedroom Four: 10'7 x 8'1**

**Bathroom: 9'2 x 7'2** Four piece bathroom suite

**Double Garage with four parking spaces**

**Landscaped Rear Garden with patio area, the remainder being mainly laid to lawn**





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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