

Mercury Place, Heybridge, Maldon, Essex £425,000



- Stunning Detached Property
- Four Bedrooms
- Kitchen/Diner Measuring 23ft
- Lounge & Study
- Impressive Conservatory
- Two En-Suites, Ground Floor Cloakroom
- Landscaped Rear Garden
- Driveway & Double Length Garage
- EPC - C



Available for the first time since new and constructed in 2007 is this immaculately presented detached property. Situated on the ever popular Blackwater Park and being just one of two of this design, this spacious residence provides well proportioned and airy accommodation including a large kitchen/diner measuring 23ft, impressive conservatory, lounge, study and ground floor cloakroom. To the first floor, two of the four bedrooms are served by en-suites and there is a family bathroom. Externally the property enjoys a well manicured and landscaped garden, driveway parking and an electric operated double length garage. This stunning property benefits from many well thought out improvements by the current owners and simply must be viewed to be appreciated.

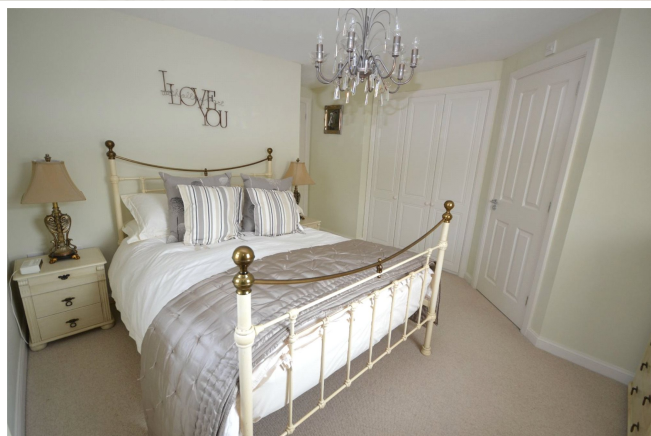
ACCOMMODATION COMPRISES (WITH APPROXIMATE ROOM SIZES).

ENTRANCE DOOR to FRONT leading to **ENTRANCE HALL:** Smooth ceiling with coving, alarm panel, radiator, engineered Oak flooring, stairs rising to first floor, open plan to kitchen and doors leading to:

GROUND FLOOR CLOAKROOM: Smooth ceiling, extractor fan, pedestal wash hand basin with mixer tap, close coupled WC, radiator and part tiled walls

STUDY 8'4 x 6'3 (2.5m x 1.9m): Smooth ceiling with coving, double glazed windows to front and side with fitted shutter blinds. Radiator.





LOUNGE 14'6 x 12' (4.4m x 3.7m): Smooth ceiling with coving, two double glazed windows to side with fitted shutter blinds, two radiators, fire place with gas fire.

KITCHEN/BREAKFAST ROOM 23'2 x 10'11 (7.1m x 3.3m): Smooth ceiling with coving and inset spot lights, double glazed window to side, double glazed window to front with fitted shutter blind, door to rear, fitted with a range of wall and base units finished granite work surfaces, inset butler style sink with mixer tap, under unit lighting, integrated fridge/freezer, dishwasher and washing machine. Range style cooker with 6 burner gas hob to remain, extractor above, tiled splash backs, free standing breakfast bar with cupboards beneath and solid wood worktop. Two radiators, continuation of engineered Oak flooring. Double glazed double doors to:

CONSERVATORY 13'4 x 12'2 (4.1m x 3.7m): Conservatory (with solid roof) Smooth vaulted ceiling, double glazed windows to rear and side aspects with fitted roller blinds, engineered oak flooring, radiator and electric heater and double glazed double doors leading to garden.

FIRST FLOOR LANDING: Smooth ceiling with access to loft, double glazed window to rear, airing cupboard, stairs to ground floor and doors leading to:







BEDROOM ONE 11'7 x 11'2 (3.5m x 3.4m): Smooth ceiling, double glazed windows to front and side with fitted shutter blinds, radiator, built-in double and single wardrobes. Door to:

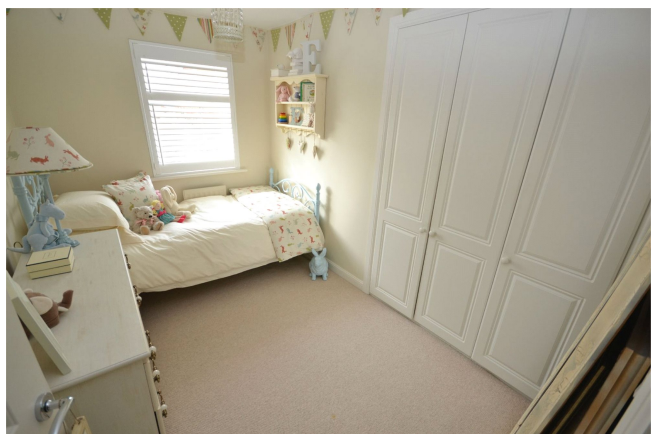
EN-SUITE: Smooth ceiling with inset spot lights and extractor fan. Obscure double glazed window to side with fitted blind, pedestal wash hand basin with mixer tap, close coupled WC and shower cubicle. Radiator, tiled walls and shaver point.

BEDROOM TWO 9'5 x 8'11 (2.9m x 2.7m): Smooth ceiling, double glazed window to side with fitted shutter blinds, built-in double wardrobes, radiator and door to:

EN-SUITE: Smooth ceiling with inset spot lights and extractor fan. Obscure double glazed window to side with fitted blind, pedestal wash hand basin with mixer tap, close coupled WC and shower cubicle. Radiator, tiled walls and shaver point.

BEDROOM THREE 10'5 x 6'10 (3.2m x 2.1m): Smooth ceiling, double glazed window to side with fitted shutter blinds and radiator.

BEDROOM FOUR 8'11 x 8'3 (2.7m x 2.5m): Smooth ceiling, double glazed windows to side and rear with fitted shutter blinds and radiator.





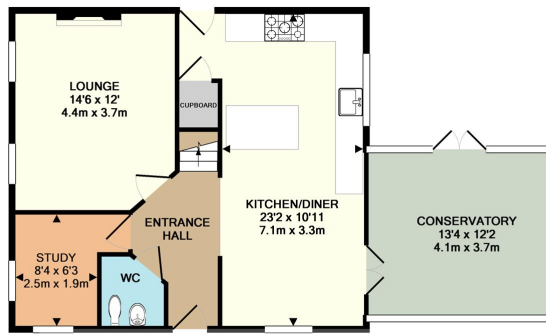
BATHROOM: Smooth ceiling with inset spot lights and extractor fan. Obscure double glazed window to front with fitted shutter blinds, pedestal wash hand basin with mixer tap, close coupled WC, panelled bath with mixer tap and shower attachment, tiled walls and radiator.

FRONT EXTERIOR: The property commences with low level hedging to the boundaries, the remainder is mainly laid to lawn. To the right side of the property there is a driveway leading to the double length garage.

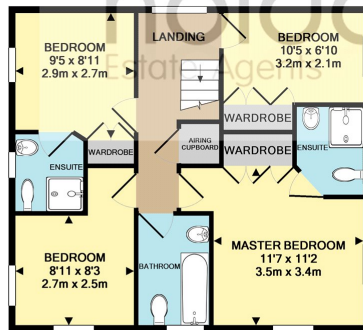
DOUBLE LENGTH GARAGE 31'8 x 9' (9.7m x 2.7m): Accessed via an electric operated up and over door, power and lighting connected, rafter storage and side door to garden.

GARDEN: A mature landscaped garden benefitting from well stocked borders, lawn, patio area with pergola, raised decked seating area, outside tap, light, access gates to rear and front aspects of the garden.

LOCATION: Blackwater Park can be found just down Market Hill off Heybridge Approach. Opposite there are some wonderful nature walks at the adjacent Elms Park offering fantastic scenery and access to Maldon town. For the commuter Hatfield Peverel is within 5.0 miles offering links to London Liverpool Street, and access to A12. The historic town of Maldon Town offers a traditional High Street with local shops, pubs and restaurants. Maldon is famed for Hythe Quay with London Barges and Sailing facilities, as well as Promenade Park.



GROUND FLOOR
APPROX. FLOOR
AREA 745 SQ.FT.
(69.2 SQ.M.)



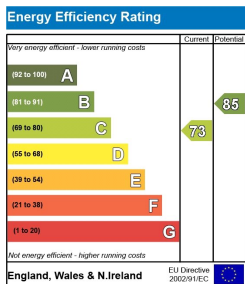
1ST FLOOR
APPROX. FLOOR
AREA 583 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1327 SQ.FT. (123.3 SQ.M.)

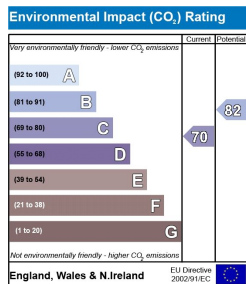
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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ENERGY GRAPHS

Energy Efficiency Rating Energy Impact Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

ADDITIONAL INFORMATION

Please note that we have not tested any services or appliances in our properties offered for sale and these should be verified by the purchasers. The details do not form any offer or contract. All measurements and floor plans are approximate and are for guidance only. We take no responsibility for errors, omissions and misstatements. The vendors solicitor should be confirmed by the vendors lawyers. No statement in the details is to be relied upon as fact and the purchaser should satisfy themselves by inspection or otherwise to accuracy of statements within the details. This sheet forms part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without our permission. Property reference: 2286824

