



**Oliver
Minton**
Sales & Lettings

PLOT 30 , ROYDON MARINA VILLAGE

CM19 5EJ

£205,000

A superbly presented 40' x 20' Olympia Park Home situated on the popular Roydon Marina Village. Offering spacious, contemporary accommodation with quality fittings and furnishings throughout. Includes vaulted ceilings, luxury kitchen with integrated appliances which is open plan to the light and bright living/dining room, fitted master bedroom with en-suite shower room, second double bedroom with fitted furniture, luxury bathroom, uPVC double glazing and gas central heating to radiators. There is a wide verandah to sit and enjoy the surroundings and there is private drive and parking adjacent to property.





ACCOMMODATION: Main door opening to:

OPEN PLAN LIVING/DINING ROOM AND KITCHEN
19' 3" x 17' 10" (5.87m x 5.44m) Overall measurement.

A lovely bright and airy living space with vaulted ceiling to maximise the feeling of space, Upvc double glazed windows to three aspects and double doors opening on to the veranda. Cleverly designed to provide distinct zones comprising: Living room area, fitted kitchen and dining area with space for table and chairs.

There is an internal door to an inner lobby separating the living accommodation from the bedrooms and bathroom.



LIVING ROOM AREA

Wall mounted contemporary electric heater. Two deep recessed storage cupboards. Radiator.

KITCHEN

Fitted with modern wall and base units with complementary work surfaces and up-risers. Stainless steel sink and drainer with mixer tap. Matching island unit with built-in drawer units and wine racks, which doubles up as a breakfast bar, with feature brushed steel illuminated extractor canopy over. Five burner gas hob. Built-in oven and microwave. Integrated fridge/freezer.



Space and plumbing for automatic washing machine. Tall larder cupboard housing 'Baxi' A rated combination gas fired boiler supplying heating to radiators and hot water.

DINING AREA

With ample space for a dining table and chairs. Additional radiator.

INNER HALL

With doors off to bedroom accommodation and bathroom.

BEDROOM ONE 11' 8" x 9' 6" (3.56m x 2.9m)

Upvc double glazed window. Range of built-in bedroom furniture to include wardrobe cupboards, bedside units and dressing table. Large wall mounted mirror. Radiator. Door to:

EN-SUITE SHOWER ROOM

Fitted with a contemporary suite comprising: Double walk-in shower with glazed screen. Vanity wash hand basin with mixer tap and cupboard below. Low level w.c. Heated towel rail. Complementary ceramic tiling to walls. Inset down-lighting to ceiling. High level obscured Upvc double glazed window.

BEDROOM TWO 10' 1" x 9' 5" (3.07m x 2.87m)

Upvc double glazed window. Range of built-in bedroom furniture to include recessed double wardrobe cupboard, bedside units and dressing table. Large wall mounted mirror. Radiator.

BATHROOM

Fitted with a contemporary modern suite comprising: Panel enclosed bath with mixer tap. Vanity wash hand basin with mixer tap and cupboard below. Low level w.c. Heated towel rail. Complementary ceramic tiling to walls. Inset down-lighting to ceiling. High level obscured Upvc double glazed window.

VERANDA

The veranda is fully enclosed by wooden balustrades and is accessed via double doors from the living area, providing a lovely place to sit and enjoy the surroundings.

EXTERIOR

The property benefits from a driveway providing parking for two cars in tandem. There is ample visitors parking in the main car park which is situated close by.





Tenure : Freehold

Viewing Arrangements:

Strictly by appointment

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