



13 Stebbens Way, Heybridge , CM9 4PU
Offers over £375,000

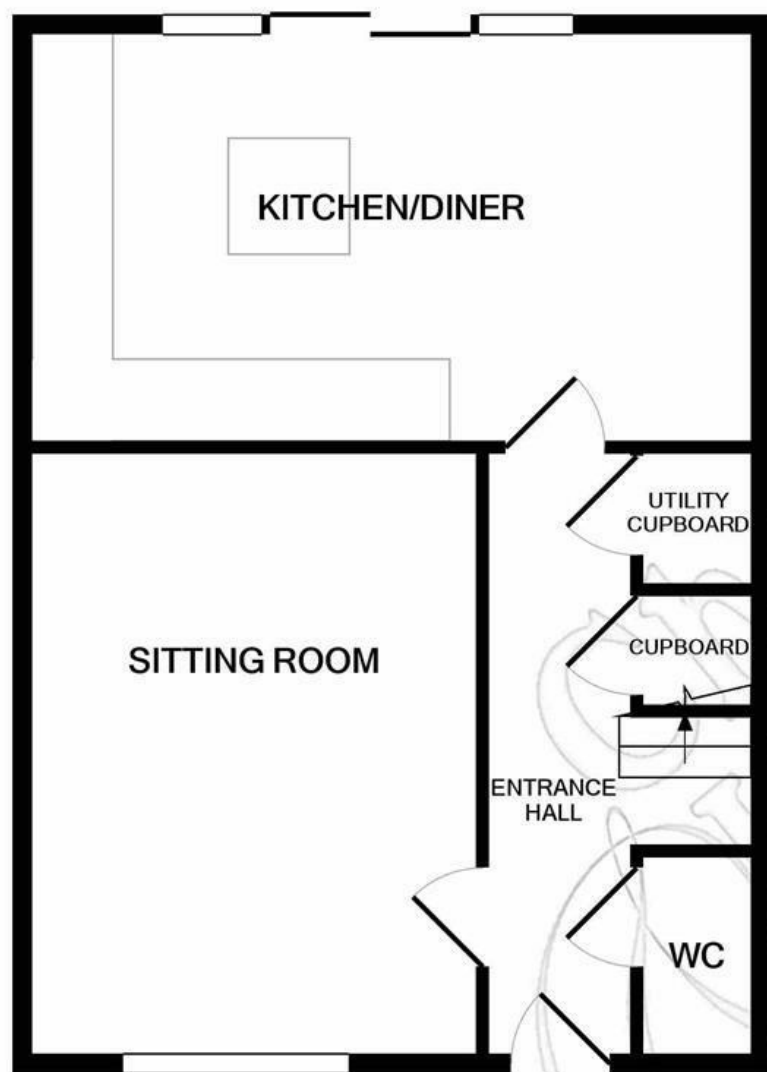
Church & Hawes

Est. 1977

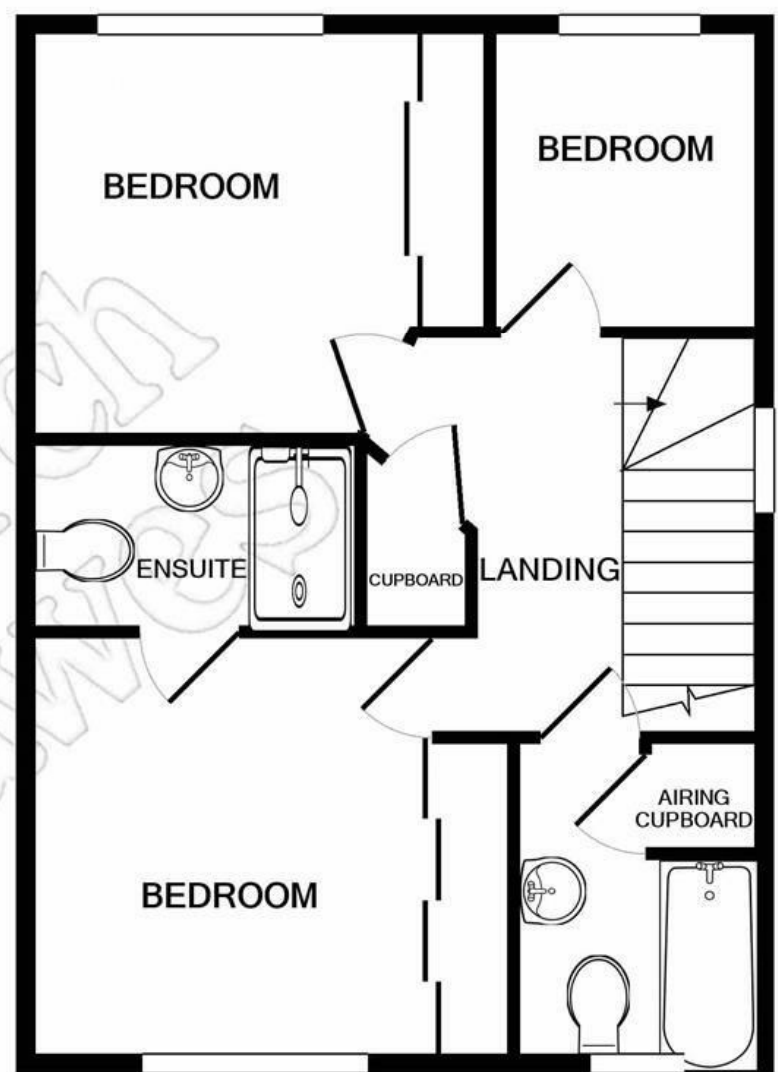
Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE IN IMMACULATE CONDITION AND WITH NO ONWARD CHAIN is this modern THREE BEDROOM home on the highly desirable "Lakes" development. In addition to the bedrooms the First Floor of this property comprises a re-fitted En-Suite and a Family Bathroom. The Ground Floor of this home features Sitting Room and Cloakroom located off the Entrance Hall with the Kitchen/Diner overlooking the landscped Garden. The front of the property has recently been fitted with Shutter Blinds which look extremely stylish and offer an excellent degree of privacy. Externally, as well as the private Rear Garden, there is ample Parking and a Garage. The location of this home allows immediate access to waterside walks on the outskirts of Maldon Town. Viewing this home is considered essential to appreciate the high quality accommodation on offer. Energy Efficiency Rating C





GROUND FLOOR



1ST FLOOR

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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Bedroom 11'8 x 10'9 (3.56m x 3.28m)

Double glazed window to front, radiator, double radiator, television point, door to:

En-Suite 8'3 x 4'5 (2.51m x 1.35m)

Low level w.c., wash hand basin with mixer tap, tiled shower, tiled floor.

Bedroom 11' x 9'9 (3.35m x 2.97m)

Double glazed window to rear, radiator.

Bedroom 10'7 x 7'2 (3.23m x 2.18m)

Double glazed window to rear, radiator.

Bathroom 8' x 7'3 (2.44m x 2.21m)

Obscure double glazed window to front, panelled bath with mixer tap, shower above and shower screen, low level w.c., access to airing cupboard, tiled to walls, heated towel rail.

Landing

Access to loft, double glazed window to side, radiator, stairs down to:

Entrance Hall

Obscure double glazed door to front, door to understairs cupboard, full length utility cupboard with space and plumbing for washing machine, radiator, door to:

Cloakroom 5'8 x 3'1 (1.73m x 0.94m)

Low level w.c., corner wash hand basin with mixer tap and tiled splash backs.

Sitting Room

Double glazed window to front, radiator, television point.

Kitchen/Diner 18'4 x 10'7 (5.59m x 3.23m)

Double glazed double doors to rear, two double glazed floor to ceiling windows to rear, window to

side, tiled floor, integrated appliances including gas hob with extractor fan, dishwasher double oven, fridge/freezer, sink drainer unit set into work surface.

Rear Garden

Access to frontage via side gate, paved patio area, further timber sleeper seating area, mainly laid to shingle with planting areas, fenced to boundaries, outside.

Frontage

Driveway to side, pathway to entrance.

Garage

Up and over door to front.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

