



Corbett Place, Maldon , CM9 6FW
Price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO CHAIN! A MODERN WELL PROPORTIONED DETACHED FAMILY HOME LOCATED ON THE OUTSKIRTS OF MALDON. The property was constructed by "Linden Homes" in 2018 and features a Most Impressive glazed front which spans the part Galleried Landing and Entrance Hall/Dining Room. In terms of further Ground Floor accommodation, the property offers a Cloakroom, Sitting Room and impressive Open Plan Family Area spanning the rear of the property and comprising Kitchen/Breakfast/Family Room which is open plan and overlooking the Garden. This home features an En-Suite to Bedroom 1 in addition to the Family Bathroom both benefiting from high quality sanitary ware. The South facing Garden has been tastefully landscaped by the current vendors with pergola to the rear benefiting from sun all day. Parking is offered in the form of a double length Driveway and Garage with additional parking to the front of the house. Viewing this home is considered essential in order to appreciate the size and quality of the accommodation on offer. Energy Efficiency Rating: B.



Bedroom 13'10 x 10'8 (4.22m x 3.25m)

Double glazed window to rear, radiator, television point, door into:

En-Suite 7'5 x 4'6 (2.26m x 1.37m)

Obscure double glazed window to rear, tiled shower unit, low level w.c., pedestal wash hand basin with tiled splash backs and mixer tap, tiled floor.

Bedroom 10'9 x 10'4 (3.28m x 3.15m)

Double glazed window to front, radiator.

Bedroom 11'2 x 11'9 (3.40m x 3.58m)

Double glazed window to rear, radiator.

Bedroom 13'3 x 7'5 (4.04m x 2.26m)

Double glazed window to front, radiator.

Bathroom 7' x 6'5 (2.13m x 1.96m)

Low level w.c., pedestal wash hand basin with mixer tap, panelled bath with shower mixer tap, part tiled walls, tiled floor.

Galleried Landing

Obscure double glazed window to front, radiator, access to airing cupboard and loft, stairs down to:

Entrance Hall/Dining Room 18'6 x 9' (5.64m x 2.74m)

Double glazed window to front, Entrance door to front, wood effect flooring, radiator, doors to further accommodation including:

Cloakroom 5'4 x 2'9 (1.63m x 0.84m)

Low level w.c. with tiled splash backs, wash hand basin, radiator.

Sitting Room 14'2 x 10'6 (4.32m x 3.20m)

Double glazed window to front, radiator, television point.

Kitchen/Breakfast/Family Room 29'5 max x 14'2 max (8.97m max x 4.32m max)

Double glazed windows to rear, double glazed door to side, double glazed double doors to rear, range of matching units, 1 1/2 bowl sink unit with drainer set into work surface, double oven, range of matching units, four ring gas hob with extractor, integrated dishwasher,

integrated fridge/freezer, Utility cupboard, two radiators, ceramic wood effect flooring, television point.

Rear Garden

Field views to the rear, paved seating area, with decked area covered by timber pergola, outside tap, low level timber fencing to rear, mainly bricked to side boundaries.

Garage and Driveway

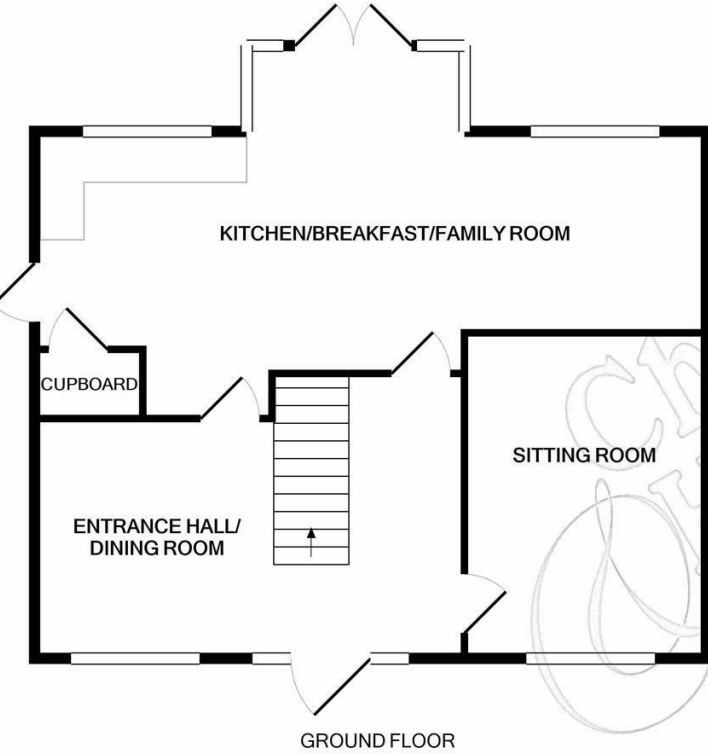
Blocked paved driveway providing parking leading to garage with up and over door to front.

Agents Note

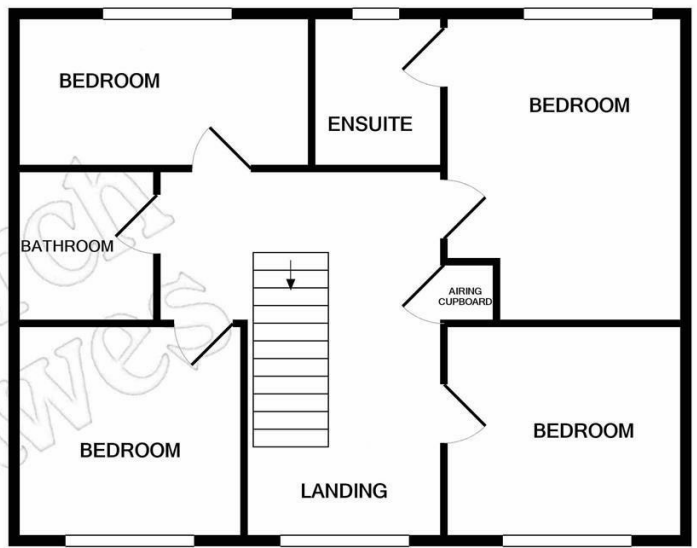
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.







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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