



Mayflower Drive, Maldon, Essex CM9 6XX
Guide price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

****Guide Price £525,000 - £550,000**** Positioned favourably in the midst of this most sought after modern development, within close proximity to schools, supermarket, doctors surgery and picturesque Promenade Park, where one can enjoy tranquil walks along it's stunning waterfront, is this stylishly improved and wonderfully maintained detached family home. Impressive, deceptively spacious and extended living accommodation commences on the ground floor with an inviting entrance hall leading to a living room, dining room, family room, stunning refitted kitchen with integrated appliances and the more recent addition of a wonderful shower/wet room. The first floor then comprises a landing leading to four well proportioned bedrooms, refitted shower room and en-suite. In addition, two of the bedrooms are also complimented by built in wardrobes. Externally, the property enjoys a wonderful landscaped rear garden which is generally of low maintenance while the block paved frontage provides ample off road parking and access to a garage, part of which has been utilised to create the aforementioned shower/wet room. Interest in this property is expected to be high so an early inspection is strongly advised. Energy Efficiency Rating C.



FIRST FLOOR:

LANDING:

Access to loft space, staircase down to Ground Floor, Karndean wood effect floor, doors to:

BEDROOM 1: 12'8 inc wardrobes x 12'7 (3.86m inc wardrobes x 3.84m)

Double glazed windows to front and side, radiator, 3 built in double wardrobes, door to:

EN-SUITE: 5'10 x 5'6 (1.78m x 1.68m)

Double glazed window to front, chrome heated towel rail, refitted 3 piece white suite comprising fully tiled walk in shower cubicle with both handheld and overhead shower attachments and bifold door and screen, close coupled WC and wash hand basin set on vanity unit with storage cupboard below and wall mounted cabinet over, tiled walls, wood effect floor, inset downlights, extractor fan.

BEDROOM 2: 15'8 x 11'1 > 10'5 (4.78m x 3.38m > 3.18m)

Double glazed windows to front and side, radiator, large airing cupboard housing hot water cylinder.

BEDROOM 3: 11'11 inc wardrobes > 8'11 x 9'2 (3.63m inc wardrobes > 2.72m x 2.79m)

Double glazed window to rear, radiator, bank of built in wardrobes, Karndean wood effect floor.

BEDROOM 4: 9'1 x 7'5 (2.77m x 2.26m)

Double glazed window to rear, radiator, wood effect floor.

SHOWER ROOM:

Obscure double glazed window to rear, chrome heated towel rail, refitted 3 piece white suite comprising fully tiled large walk in shower with both handheld and overhead shower attachments and screen, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, tiled walls, wood effect floor, inset downlights, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:

Obscure double glazed entrance door with side lights to front, radiator, staircase to First Floor, built in storage cupboard, doors to:

LIVING ROOM: 15'7 x 11' (4.75m x 3.35m)

Double glazed window to rear with fitted shutters, radiator, log burner set on tiled hearth with oak sleeper display mantle, Karndean wood effect floor.

DINING ROOM: 11' x 9'1 (3.35m x 2.77m)

Glazed double doors to rear, radiator, Karndean wood effect floor, door to Kitchen.

FAMILY ROOM: 11'10 x 10'11 (3.61m x 3.33m)

Double glazed bifold doors and window to rear, further double glazed Velux windows to roof, vertical radiator, Karndean wood effect floor, inset downlights, fitted shutters.

KITCHEN: 15'9 max x 11'4 max (4.80m max x 3.45m max)

Double glazed entrance door and window to side, 2 further double glazed windows to rear, refitted kitchen with extensive range of matching matt finish wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit with waste disposal and water softener, further single bowl sink unit, Rangemaster oven to remain with extractor hood over, integrated full height fridge/freezer, integrated washing machine and dishwasher, part tiled walls, inset downlights.

SHOWER/WET ROOM:

Chrome heated towel rail, refitted shower room with 3 piece white suite comprising fully tiled walk in shower area with floor drain, close coupled WC and wall mounted wash hand basin with wall mounted cabinet over, fully tiled walls and floor, inset downlights, extractor fan.

EXTERIOR:

REAR GARDEN:

Landscaped rear garden comprising generous low maintenance block paved seating areas, raised decked seating area in a private corner, central area which is laid to lawn, raised sleeper bed to border, exterior cold water tap, exterior power points, side access gates to either side of the property leading to:

FRONTAGE:

A low maintenance frontage providing extensive off road parking, side access gates either side of property leading to rear garden, oak storm porch to front door, access to:

GARAGE: 9'1 x 6'11 (2.77m x 2.11m)

Up and over door to front, power and light connected.

SOLAR PANELS:

We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information. However, the Vendor advises us that they currently receive approximately £1,000 income per annum.

TENURE & COUNCIL TAX:

This property is being sold freehold and is Tax Band E.

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 themselves 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.

MALDON AREA:

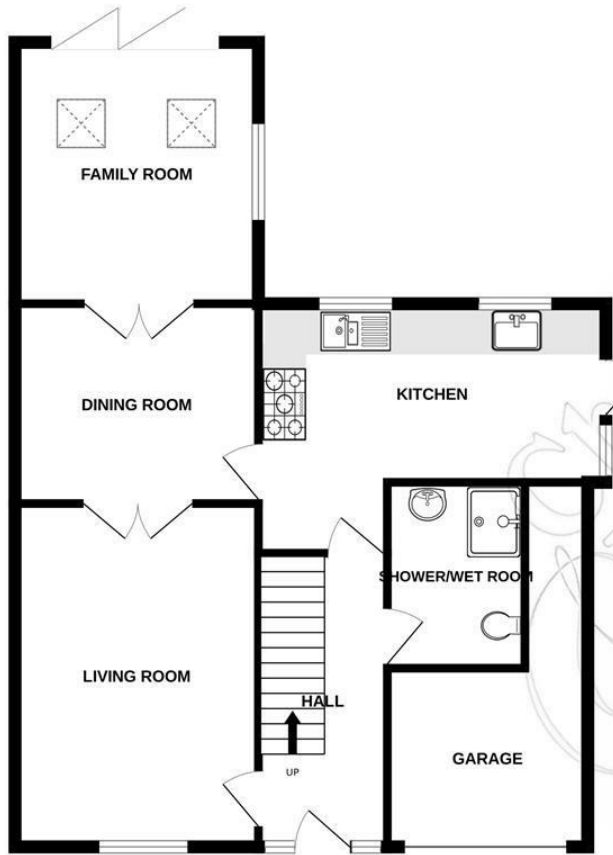
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs including The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's Simply Food, along with many coffee shops and restaurants. Further information can be found by visiting "www.itsaboutmaldon.co.uk".

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx. from Chelmsford and 6.8 miles approx. from Witham railway station giving direct access to London's Liverpool Street Station. The A12 leading to London is an approx. 15/20 minute drive and access to the A127 and A13 is via the A130.

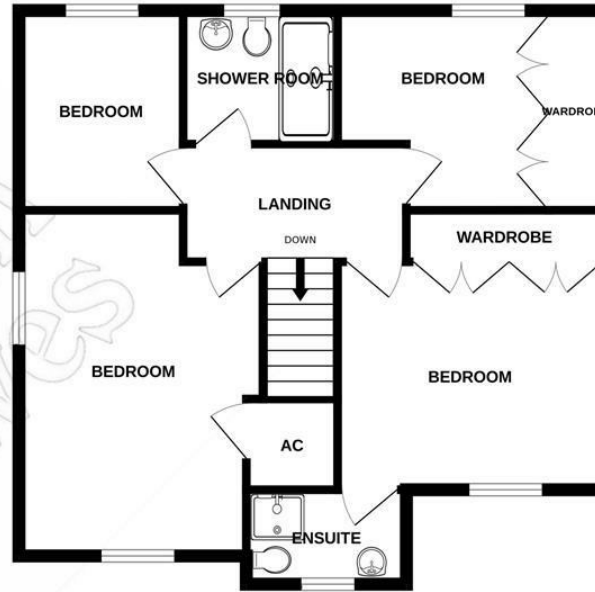




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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