



Seagers

Maldon, CM9 8PB

Freehold
Tax Band: F

Offers In Excess Of £600,000



Boasting an UNOVERLOOKED & sizeable I-shaped garden with FAR-REACHING COUNTRYSIDE VIEWS to the rear aspect, THREE reception rooms inc. 18' DUAL ASPECT lounge & DINING/PLAYROOM plus a DOUBLE GARAGE (potential to convert*) and driveway for three vehicles is this four bedroom detached property. Benefiting from a spacious kitchen/breakfast room and UTILITY room, CONSERVATORY plus an EN-SUITE to master bedroom, family bathroom & d/stairs cloakroom. Ideally tucked away in a quiet CUL-DE-SAC position, just 4 miles to Witham Station (mainline to London Liverpool St) with convenient access to local village amenities & A12. Contact Hamilton Piers, Great Totham's local property experts, to view!



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The accommodation, with approximate room sizes, is as follows:

GROUND FLOOR ACCOMMODATION:

ENTRANCE HALL:

Secure main entry door, built-in double cupboard, oak flooring.

INNER HALL:

Double glazed window to side aspect, stairs to first floor, under stairs storage cupboard, radiator, oak flooring.

CLOAKROOM:

Opaque double glazed window to side aspect, insert WC, vanity wash hand basin, radiator, tiled flooring.

LOUNGE:

18'11" x 11'10" (5.77 x 3.61)

Double glazed window to front aspect, central electric fireplace (with potential to create/install log burner), two radiators, carpeted flooring. French doors to garden.

DINING / PLAYROOM:

12'7" x 11'8" (3.84 x 3.56)

Double glazed window to rear aspect, radiator, oak flooring.

KITCHEN:

12'7" x 10'5" (3.84 x 3.18)

Double glazed window to rear aspect, a series of matching base and wall units, edged work surfaces in Granite incorporating a one and a half bowl sink with central mixer tap and drainer, Rangemaster cooker, ceramic hob with extractor hood over, integrated fridge/freezer, radiator, tiled flooring. Open to conservatory.

UTILITY ROOM:

7'1" x 5'4" (2.18 x 1.65)

Matching base and wall units, roll top work surfaces, space for washing machine and tumble dryer, floor-mounted oil fired boiler, tiled flooring. Door to rear garden.

CONSERVATORY:

13'3" x 8'7" (4.04 x 2.64)

Part brick and part UPVC construction with vaulted polycarbonate roof, radiator, tiled flooring. French doors to garden.

FIRST FLOOR ACCOMMODATION:

GALLERIED LANDING:

Double glazed window to front aspect, airing cupboard, loft access, carpeted flooring.

MASTER BEDROOM:

12'0" x 10'11" (3.66 x 3.35)

Double glazed window to rear aspect, built-in wardrobes, radiator, carpeted flooring.

EN-SUITE:

Opaque double glazed window to side aspect, enclosed and fully tiled corner shower, low level WC, pedestal wash hand basin, heated towel rail, tiled flooring.

BEDROOM TWO:

12'2" x 11'3" (3.71 x 3.45)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM THREE:

8'11" x 7'8" (2.72 x 2.34)

Double glazed window to rear aspect, radiator, carpeted flooring.

BEDROOM FOUR:

10'11" x 6'5" (3.33 x 1.96)

Double glazed window to front aspect, radiator, carpeted flooring.

FAMILY BATHROOM:

Opaque double glazed window to front aspect, panelled bath with central mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, vinyl flooring.

EXTERIOR:

REAR GARDEN:

GARAGE, DRIVEWAY & PARKING:

AGENTS NOTES:

Council Tax Band: F

For further information regarding this property, please contact Hamilton Piers.



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All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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