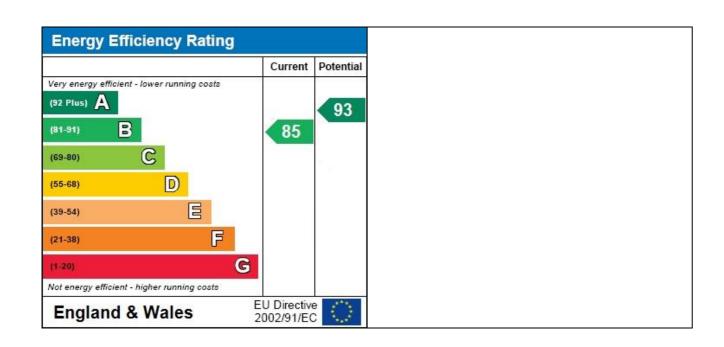
GROUND FLOOR 1ST FLOOR





Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of doors, windows, rooms and any other items are approximate and no repossibility 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 guarant as to their operability or efficiency can be given.





# Ardentes



# 26 Repertor Drive, Maldon, CM9 6FQ

Situated in a quiet cul de sac location on a good sized plot, an immaculately presented four bedroom detached family home built approximately 5 years ago on the popular Lightermans Place development.

Price £630,000 Freehold

2 Tintagel Way Maldon Essex CM9 6YR info@ardentestates.co.uk www.ardentestates.co.uk TEL: 01621 851014



20'0" (6.1m) x 19'9" (6.02m)

2 up and over doors, eaves storage, power band light, personal door to garden.

#### Rear Garden

large plot measuring 60 ft x 106 ft to the maximum boundaries, patio area, lawned area with shrubs, side garden area adjacent fields, decked area.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Large Plot
- 4 Bedrooms
- En Suite
- Double Garage
- Impressive Kitchen/Breakfast Room
- Study
- Utility Room
- NHBC Warranty

Situated in a quiet cul de sac location on a good sized plot, an immaculately presented four bedroom detached family home built approximately 5 years ago on the popular Lightermans Place development. The property is within a couple of minutes walking distance of Maldons Promenade Park and the Leisure Centre, with schools and other amenities easily accessed.

### Bedroom 1 16'3" (4.95m) x 12'3" (3.73m)

window to rear and side, radiator, built in wardrobes.

#### En Suite

window to rear, shower cubicle, wash basin,wc, heated towel rail.

# Bedroom 2 12'2" (3.71m) Into Recess x 11'9" (3.58m)

window to rear, radiator.

Bedroom 3 13'4" (4.06m) x 8'2" (2.49m) window to front, radiator.

#### Bedroom 4 10'9" (3.28m) x 8'2" (2.49m) window to front, radiator.

# Bathroom/Wc

window to front, bath with shower attachment, separate shower cubicle, wash basin,wc, heated towel rail.

#### Landing

window to side, airing cupboard, loft access, return stairs to ground floor.

#### **Entrance Hall**

radiator, under stairs cupboard.

#### Cloakroom

window to front wc, wash basin, radiator.

# Lounge 16'3" (4.95m) x 12'3" (3.73m)

window to rear, double doors to garden, feature fireplace, 2 radiators.

# Study 10'7" (3.23m) x 10'0" (3.05m) Into Bay

bay window to front, radiator.

## Kitchen/Breakfast Room 22'1" (6.73m) Into Bay x 12'10" (3.91m) Max

bay window to front, double doors to rear, sink unit, range of modern base and wall units, work surfaces and breakfast bar, double oven, hob and extractor fan, fridge/freezer, dishwasher, 2 radiators.

# Utility Room 6'10" (2.08m) x 6'10" (2.08m)

part glazed door to rear, sink unit, base units, work tops, cupboard housing gas boiler.

#### Front

lawned area, shrub borders, driveway leading to double garage.

**Double Garage** 

