



John Thresh Way, Langford Maldon CM9 6FR

Welcome to

John Thresh Way, Langford Maldon

****GUIDE PRICE £1.2M - £1.25M**** AN IMPRESSIVE CONTEMPORARY RESIDENCE located on the EXCLUSIVE LANGFORD PARK DEVELOPMENT built in 2016 by Messrs Sunbury Homes, boasting circa 3,000 SQ FT OF STYLISH ACCOMMODATION occupying a plot of approx. THIRD OF AN ACRE in Langford West of Maldon.



Entrance Porch

Recessed covered porch area, part glazed composite entrance door to :-

Entrance Hall

Double glazed windows to front, oak flooring, stairs rising to first floor with large storage cupboard under, underfloor heating, doors to :-

Cloakroom

Luxury modern suite comprising low level WC and marble topped vanity basin, part tiled walls and floor, underfloor heating.

Lounge

21' 6" x 14' 10" (6.55m x 4.52m)
Double glazed UPVC sash window to front and French doors with flag windows to rear opening onto the garden, centrepiece brick fireplace housing wood burner, underfloor heating.

Study

10' 10" x 7' 3" (3.30m x 2.21m)
Double glazed UPVC sash window to front, underfloor heating.

Dining Room

15' 8" x 9' 8" (4.78m x 2.95m)
Double glazed UPVC French doors with flag windows to rear opening onto the garden, underfloor heating.

Kitchen Family Room

33' 4" x 16' (10.16m x 4.88m)
Double glazed UPVC sash window to front and side plus French doors with flag windows to rear opening onto the garden, porcelain tiled flooring throughout with underfloor heating, modern Shaker style fitted kitchen comprising central granite topped island and breakfast bar with inset hob and extractor over, plus wine cooler. Further granite worksurfaces with inset sink and matching granite upstands, range of eye and base level units with range of integrated appliances including twin double ovens and dishwasher. Space for American style fridge freezer, door to :-

Utility Room

10' x 7' 3" (3.05m x 2.21m)
Vaulted ceiling with inset skylight windows, door to rear accessing the garden, range of eye and base level units, underfloor heating, door to :-

Store Room

7' 3" x 3' 3" (2.21m x 0.99m)
Double glazed UPVC sash window to front, formerly a cloakroom with plumbing in place to return to this use if desired.

First Floor

Landing

Airing cupboard, doors to :-

Bedroom One

14' 10" plus recess x 13' 10" (4.52m plus recess x 4.22m)
Double glazed UPVC sash window to rear overlooking the garden, walk in closet, radiator, door to :-

En-Suite

8' 5" x 7' 11" (2.57m x 2.41m)
Double glazed UPVC sash window to front, contemporary suite comprising walk-in double shower, low level WC and twin wall mounted basin, part tiled walls, heated towel rail.

Bedroom Two

19' 1" x 15' 11" max (5.82m x 4.85m max)
Double glazed UPVC sash windows to side and rear overlooking the garden, radiator, door to :-

En-Suite

6' 10" x 6' 6" (2.08m x 1.98m)
Double glazed UPVC window to side, modern white suite comprising shower, low level WC and wall mounted vanity basin, heated towel rail.

Bedroom Three

13' 11" x 11' 8" plus recess (4.24m x 3.56m plus recess)
Double glazed UPVC sash windows to front and side, radiator, door to :-

En-Suite

Modern white suite comprising shower, low level WC and wall mounted vanity basin. Heated towel rail.

Bedroom Four

15' 8" x 9' 1" (4.78m x 2.77m)
Double glazed UPVC sash window to rear overlooking the garden, radiator.

Bedroom Five

10' 11" x 8' (3.33m x 2.44m)
Double glazed UPVC sash window to front, radiator.

Family Bathroom

Double glazed UPVC sash window to front, modern white suite comprising panel bath with shower over and glass shower screen, low level WC and wall mounted basin, part tiled walls, heated towel rail.

Outside

Front

Front garden is laid to lawn and retained by low hedges, with a large shingle driveway providing off road parking for numerous vehicles leading to the garage, gated side access to :-

Rear Garden

Enclosed by panel fence, laid to lawn with patio and raised decked seating areas, large covered patio seating area abutting the property is ideal for entertaining, timber summerhouse to remain.

Double Garage

Detached double garage with power and light connected.



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Welcome to

John Thresh Way, Langford Maldon

- Five Double Bedrooms & Three En-Suites
- Four Reception Rooms
- Double Garage & Ample Driveway
- Third of an Acre Plot
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Tenure: Freehold EPC Rating: B

Guide Price

£1,200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104153 - 0003

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