



Rookery Lane, Great Totham Maldon CM9 8DF

Welcome to

Rookery Lane, Great Totham Maldon

****GUIDE PRICE £525,000 - £550,000**** RENOVATED THROUGHOUT TO A HIGH STANDARD and occupying a GENEROUS PLOT within a PRIVATE ROAD in the desirable village of Great Totham is this SPACIOUS MODERN BUNGALOW with FOUR DOUBLE BEDROOMS



Entrance

Part glazed composite door to:-

Entrance Hall

Double glazed UPVC windows to sides, radiator, door to:-

Lounge

17' 10" x 10' 5" (5.44m x 3.17m)

Double glazed UPVC windows to front, centrepiece log burner on stone hearth with feature brick breast, radiator, open to kitchen. open to:-

Dining Room

9' 6" x 8' 7" (2.90m x 2.62m)

Double glazed UPVC windows to side and rear plus door to garden, radiator, door to:-

Bedroom One

13' 4" Recess x 8' 7" Max (4.06m Recess x 2.62m Max)

Double glazed UPVC window to front, radiator, door to:-

En-Suite

Double glazed UPVC window to side, white suite comprising of low level WC and vanity.

Kitchen / Breakfast Room

15' 9" x 11' 10" Max (4.80m x 3.61m Max)

Double glazed UPVC window to front and side, contemporary fitted kitchen comprising of one and half sink and drainer set in composite work surfaces with glass splashbacks and range of eye and base level units, built in double oven, separate induction hob with extractor over, radiator, door to:-

Utility Room

8' 6" x 7' 2" (2.59m x 2.18m)

Double glazed UPVC windows to front and rear, sink set in roll top surfaces with units and space under for appliances, radiator, door to garden.

Inner Hall

Loft access with pull down ladder, radiator, doors to:-

Bedroom Two

13' x 10' 11" (3.96m x 3.33m)

Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Three

9' 7" x 8' 11" (2.92m x 2.72m)

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes, radiator.

Bedroom Four

8' 11" x 8' (2.72m x 2.44m)

Double glazed UPVC window to side, fitted cupboards, radiator.

Bathroom

8' 9" x 7' 4" Max (2.67m x 2.24m Max)

Double glazed UPVC window to side, contemporary suite comprising of free-standing roll top bath, separate walk-in shower, low level WC and wall mounted vanity basin, airing cupboard, heated towel rail, radiator.

Outside

Front

Generous 45 FT frontage, laid to shingle for use as a forecourt driveway, retained by tall verges providing privacy, large detached storage shed with power, light and double doors, could be used as a garage.

Rear Garden

enclosed by panel fence, extending to approximately 45 FT, laid to lawn with raised patio seating area, further shingle areas, flower and shrub borders, large timber workshop with power and light.



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Welcome to

Rookery Lane, Great Totham Maldon

- Four Double Bedrooms
- Generous Frontage and Garden
- Kitchen and Utility
- Luxury Modern Bathroom
- Landscaped Garden

Tenure: Freehold EPC Rating: F
Council Tax Band: E

Guide price

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104393 - 0006

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