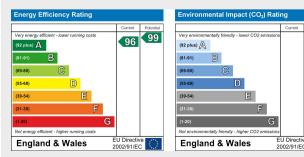


- Spacious AccommodationThroughout
- Ground Floor Cloakroom
- Fitted Kitchen
- Lounge / Dining Room
- Two Bedrooms
- Family Bathroom
- Semi-Rural Location
- Views to the Front & Rear
- Numerous Off-Road Parking
- EPC A



GUIDE PRICE- £300,000 - £315,000....COUNTRYSIDE VIEWS... This recently built two bedroom cottage, which was constructed in 2018 and benefits from 4 years remaining on it NHBC guarantee. The property is conveniently located in the attractive village of Steeple situated within a non estate semi-rural area with views to the front and rear over surrounding countryside. The accommodation, which is finished to a high standard with Oak doors, includes a master bedroom, further bedroom and a family bathroom to the first floor. On the ground floor there is an entrance hall, kitchen, lounge / dining room and a cloakroom. Externally the property is set back from the road with a well maintained rear garden. The property has a driveway providing off street parking. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.



Ground Floor

First Floor

Distances:

Southminster Railway Station -3.7 miles Maldon Town Centre - 9.8 miles Chelmsford City Town Centre 17.5 miles Southend Airport - 22.5 miles

All mileages are approximate

ACCOMMODATION

Ground Floor

Entrance Hall

Double glazed door to front. Coved ceiling. Tiled flooring. Radiator. Doors to -

Cloakroom

Obscure double glazed window to front. Two piece white suite comprising a vanity wash hand basin with storage below. Tiled splashbacks. Low level WC. Inset spotlights. Coved ceiling Extractor fan. Solid oak flooring. Radiator.

Kitchen

3.6m x 1.9m (11'9" x 6'2")
Double glazed window to front.
Modern kitchen fitted with eye
and base level units. Finished
with wood effect work surfaces
and inset stainless steel sink and
drainer. Built in electric oven
and four ring induction hob with

extractor hood over. Integrated dishwasher, fridge/freezer and washing machine. Tiled splashbacks. Inset spotlights. Coved ceiling. Solid oak flooring.

Lounge/Dining Area

4.4m x 4.4m (14'5" x 14'5")
Double glazed french doors to rear leading to garden. Feature brick fireplace with multi fuel log burner. TV point. Stairs to first floor. Inset spotlights. Coved ceiling. Solid oak flooring. Radiator.

FIRST FLOOR

Landing

Access to loft hatch. Inset spotlights. Coved ceiling. Stairs to ground floor. Large storage cupboard. Radiator.

Master Bedroom

4.4m (max) x 3.2m (max) (14'5" (max) x 10'5" (max))
Double glazed window to rear.
TV point. Radiator.

Bedroom Two

4.4m x 2.0m (14'5" x 6'6")

Double glazed window to front overlooking countryside views.

TV point. Radiator.

Family Bathroom

Three piece white suite

comprising panelled bath with rainfall effect shower and attachments, vanity wash hand basin with storage below and a low level WC. Inset spotlights. Extractor fan. Part tiled walls and tiled flooring. Shave point. Chrome heated towel rail

EXTERIOR

Front

Block paved driveway provides off road parking for two/three vehicles. Access to entrance door.

Rear Garden

Mainly laid to lawn with paved patio area. Mature flower and shrub borders. Outside tap. Shed to remain.

Services

Gas- N/A
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Electric heating
Local Authority - Maldon District
Council - Tax Band - C

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.













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