

Paul Mason Associates



Maldon Road, Steeple, CM0 7RP

Guide price £300,000

- Spacious Accommodation Throughout
- 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 its 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 is highly recommended to fully appreciate the size and standard of the accommodation on offer.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
96	99		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	

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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Paul Mason Associates Limited Registered in England Number - 6767946
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