



7 Wycke Court, Maldon , CM9 6FS  
Guide price £815,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

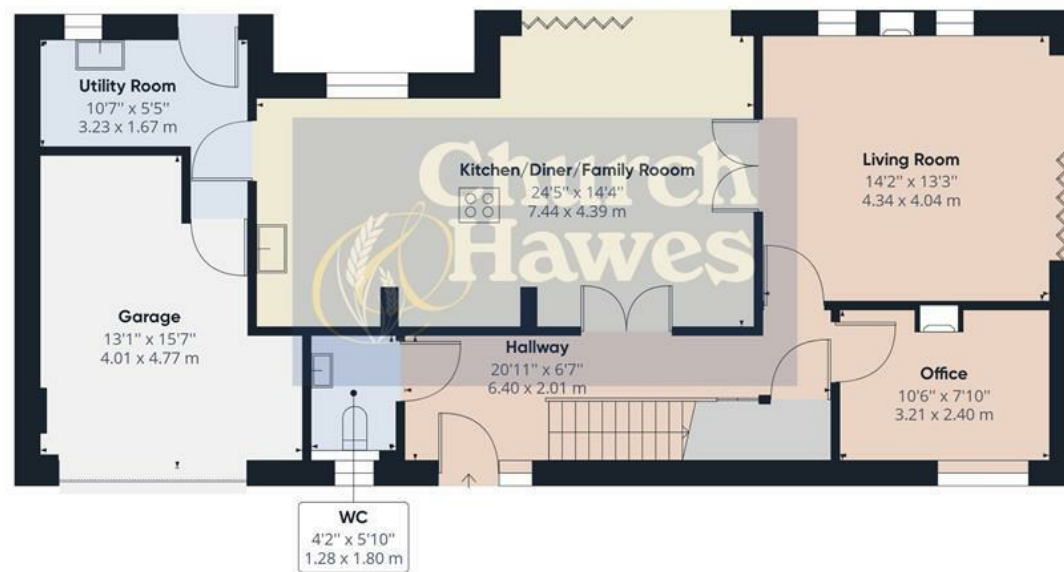
A MODERN FOUR DETACHED HOME SITUATED ON AN EXECUTIVE DEVELOPMENT which is SITUATED within THE HISTORIC RIVERSIDE TOWN OF MALDON. The property is set within an executive development of only SEVEN homes.

Presented to an exceptional standard throughout, this property features Four First Floor Bedrooms with Two En-Suites and a further Family Bathroom. The First Floor also boasts a stunning open landing with wood framed glazed paneling creating an open aspect above the Kitchen/Dining Room.

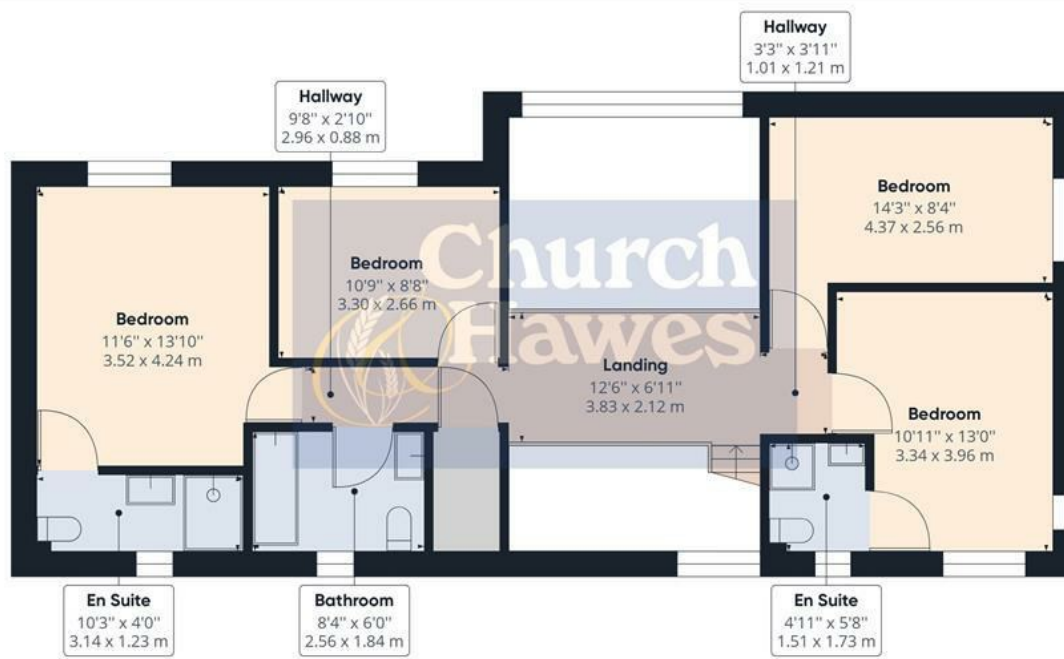
The Ground Floor with under floor heating installed, boasts a light and airy entrance hall providing access into the Cloakroom. Further Ground Floor accommodation includes a Dual aspect Living Room with Bi-Fold doors onto a seating area. The property also affords a Study ideal for applicants looking to work from home. In addition to this there is a Utility Room and an impressive Kitchen/Dining Room with double height glazed window onto the garden with bi-fold doors providing access.

Externally, the house is set within a plot measuring approximately 0.15 acres with the garden feature a recently installed cabin with a decked seating area really enhancing the house's outside entertainment area. There are a range of paved seating area to compliment the sun's positioning throughout the day.

This stunning residence also benefits from parking which includes two Garages and a further parking within the development's Cart lodge.



Floor 0 Building 1



Floor 2 Building 1

**Approximate total area<sup>(1)</sup>**  
 1821.73 ft<sup>2</sup>  
 169.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Bedroom 13'10 x 11'6 (4.22m x 3.51m)**

Double glazed window to rear, remote control electric rain sensed velux style window to ceiling, access to loft, tile effect floor, radiator, door to:

**En-Suite**

Obscure double glazed window to front, double shower unit, heated towel rail, low level w.c., wash hand basin with vanity unit, part tiled to walls.

**Bedroom 10'9 x 8'8 (3.28m x 2.64m)**

Double glazed window to rear, radiator.

**Bedroom 14'3 x 8'4 (4.34m x 2.54m)**

Two velux windows to ceiling, double glazed window to side, radiator, access to loft space.

**Bedroom 10'11 x 13' (3.33m x 3.96m)**

Double glazed window to side and front, radiator, door to:

**En-Suite**

Obscure double glazed window to front, part tiled walls, tiled floor, low level w.c., wash hand basin with vanity unit and mixer tap, corner shower unit.

**Bathroom**

Obscure double glazed window to front, panelled bath with mixer tap and shower above with two shower attachments and shower screen, low level w.c., wash hand basin with mixer tap, part tiled walls, tiled floor, shaver point.

**Landing**

Double glazed windows to front and rear, access to all first floor accommodation, open landing with glazed panels and timber frame with mezzanine floor overlooking the dining room, stairs down to:

**Entrance Hall**

Double glazed entrance door to front, full length double cupboard, further under stairs cupboard, under floor heating.

**Cloakroom**

Obscure double glazed window to front, wash hand basin with mixer tap and tiled splash backs and vanity unit, low level w.c., tile effect flooring.

**Utility Room 10'7 x 5'5 (3.23m x 1.65m)**

Double glazed window to rear, double glazed door to rear, space and plumbing for washing machine and dryer, 1 1/2 bowl stainless steel sink drainer unit, tiled floor, storage cupboards, extractor fan, access to the integral garage.

**Kitchen/Dining Room 24'5 x 14'4 (7.44m x 4.37m)**

Double glazed windows to the rear, vaulted ceiling with double glazed bi-fold doors to rear and picture windows above, tiled floor, full length integrated fridge and freezer, integrated dishwasher, range of matching units, integrated oven and microwave oven, induction hob and extractor, under floor heating. tiled floor, TV point, water softener.

**Living Room 14'2 x 13'3 (4.32m x 4.04m)**

Double glazed windows to rear, bi fold doors to garden, feature fireplace with gas fire inset. Underfloor heating, TV point.

**Exterior**

**Cabin/Summer House 10'6 x 7'4 (3.20m x 2.24m)**

Insulated cabin with power and light connected, wood effect flooring, decked area to front.

**Garden**

Range of seating areas around the garden which benefit from the sun at different times of day, mainly laid to lawn with planting areas, outside tap, klargester waste disposal system, gate accessing front and personal door into:

**Integral Garage 15'7 x 13'1 (4.75m x 3.99m)**

Electric up and over door to front, wall mounted boiler and megaflo cylinder, power and light connected.

**Garage 19'8 x 10'7 (5.99m x 3.23m)**

Electric up and over door to front, power and light connected.

**Frontage**

Parking area to front of property, EV charging point, further parking to front of additional Garage, additional parking space within a carport which also offer visitor spaces.

**Agents Note**

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

**Agents Note**

Please make not that this property is not on the main sewage - The development uses a Klargester system. Each household has 1 director on the management company and the annual service charge is £600 p/a, this is only an agreement between residents.

Parking space in the carport is the second space in from the left.

