



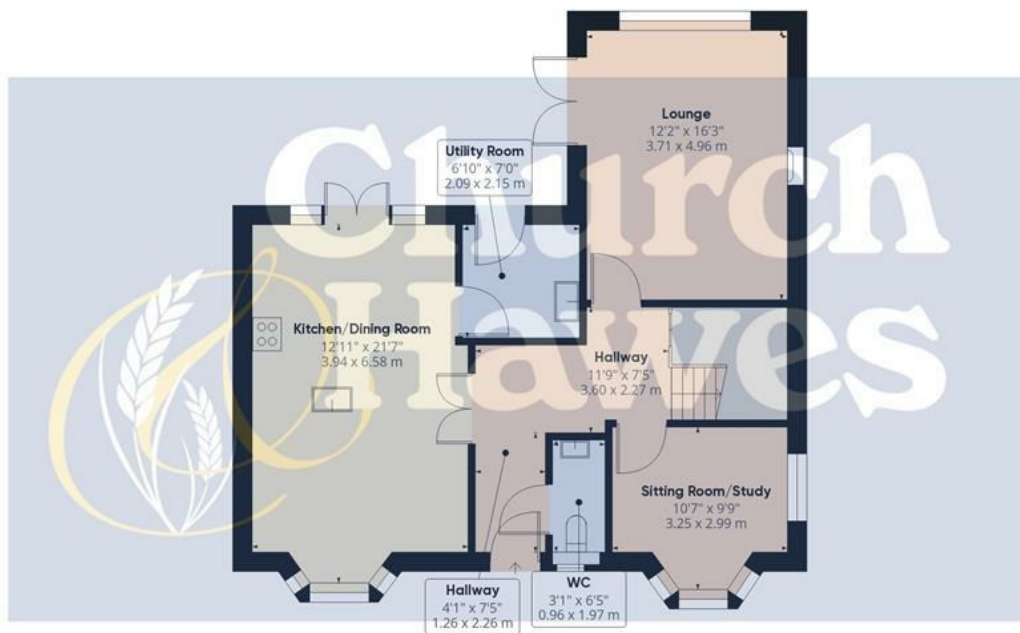
42 Repertor Drive, Maldon , CM9 6FQ
Price £700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

PRESENTED TO THE HIGHEST STANDARDS THROUGHOUT! A STUNNING OPPORTUNITY has arisen to purchase this MODERN FOUR BEDROOM DETACHED FAMILY HOME constructed circa 2017 constructed by Crest Nicholson on the highly sought after Lightermans Place development. Internally accommodation comprises of en-suite facilities serving the principal bedroom, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is an IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM with a separate utility room to compliment, generous lounge plus separate sitting room/study and cloakroom/w.c. Externally is a stunning landscaped rear garden along with driveway providing ample off road parking plus DETACHED DOUBLE GARAGE. OFFERED FOR SALE WITH NO ONWARD CHAIN!. Internal viewing comes highly advised. Energy Efficiency Rating B. Council Tax Band F.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1517.25 ft²
 140.96 m²

(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 1 16'2 x 12'1 (4.93m x 3.68m)

Double glazed windows to rear & side, radiator, fitted wardrobe, air conditioning unit.

En-Suite

Obscure double glazed window to rear, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling.

Bedroom 2 11'10 x 9'8 (3.61m x 2.95m)

Double glazed window to rear, radiator.

Bedroom 3 13'4 x 8'2 (4.06m x 2.49m)

Double glazed window to front, radiator.

Bedroom 4 10'8 x 8'1 (3.25m x 2.46m)

Double glazed window to front, radiator.

Family Bathroom

Obscure double glazed window to front, ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, panelled bath with mixer tap and shower attachment, shaver point.

Landing

Access to loft space, airing cupboard, radiator, stairs leading down to:

Entrance Hallway

Entrance door to front, radiator, built in storage cupboard, doors to:

Cloakroom / W.C

Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling.

Sitting Room/Study 10'7 x 9'9 (3.23m x 2.97m)

Double glazed bay window to front, double glazed window to side, radiator.

Lounge 16'3 x 12'2 (4.95m x 3.71m)

Double glazed window to rear, French doors to side to garden, two radiators.

Open Plan Kitchen/Dining Room 21'7 x 12'11 (6.58m x 3.94m)

Double glazed bay window to front, French doors to rear to garden, inset lighting to ceiling, two radiators, sink unit with mixer tap & insinkerator set into worksurfaces & breakfast bar, built in Bosch five ring hob, built in Bosch double oven, extractor hood, range of fitted base and wall mounted units, built in dishwasher, built in fridge/freezer.

Utility Room 7' x 6'10 (2.13m x 2.08m)

Door to rear to garden, radiator, space for washing machine & tumble dryer, sink unit with mixer tap set into worksurfaces, cupboard housing wall mounted boiler.

Landscaped Rear Garden

Commencing with patio area, outside tap, external power points, further raised patio/seating area, Gazebo with power and light connected, timber storage shed, access to front via gate, personal door to:

Double Garage

Two electric up & over doors to front, power and light connected.

Frontage

The property occupies a stunning generous corner plot with a block paved driveway providing ample off road parking for three cars.

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.



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