



46 Regatta Way, Maldon , CM9 6FH  
Guide price £585,000

**Church & Hawes**

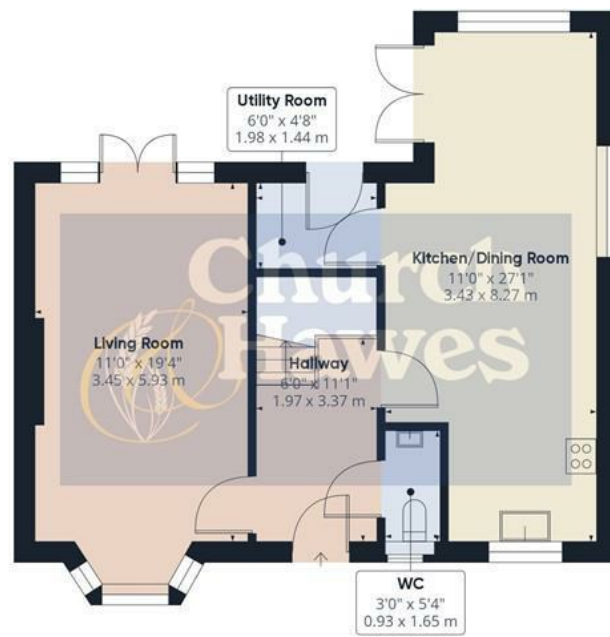
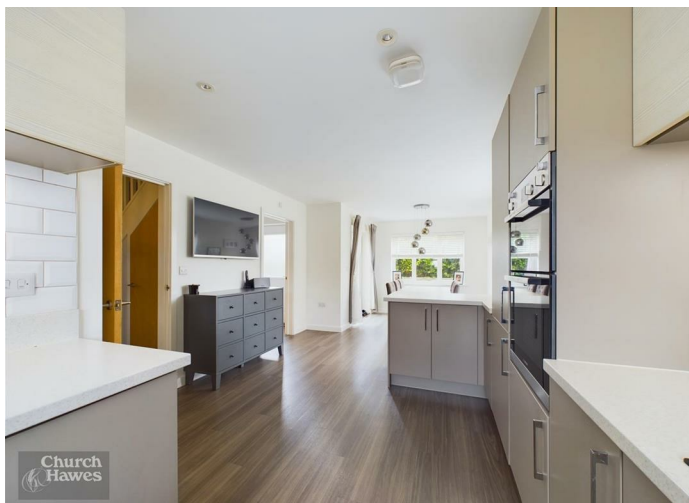
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*GUIDE PRICE £585,000 - £600,000\*\*** Welcome to this stunning well presented detached house constructed by Crest Nicholson located within the HIGHLY SOUGHT AFTER TURNING OF REGATTA WAY. This property boasts an impressive triple aspect modern kitchen/dining room, ideal for entertaining guests or relaxing with family plus a generous lounge. With four bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms with both comfort and style. The house features en-suite facilities to the master bedroom plus family bathroom along with ground floor cloakroom/w.c, ensuring convenience and privacy. The exterior exudes curb appeal overlooking a small green area to the front aspect, while the interior is designed to provide a warm and inviting atmosphere. EXTERNALLY THE PROPERTY BOASTS LANDSCAPED SOUTHERLY ASPECT REAR GARDEN PLUS DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING ALONG WITH DOUBLE GARAGE. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of living in this beautiful property on Regatta Way.

Energy Efficiency Rating B. Council Tax Band E.



Floor 0 Building 1



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**Approximate total area<sup>(1)</sup>**

1224.93 ft<sup>2</sup>  
 113.8 m<sup>2</sup>

**Reduced headroom**

15.61 ft<sup>2</sup>  
 1.45 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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 11'10 x 9' (3.61m x 2.74m)**

Double glazed window to rear, radiator, fitted wardrobe.

**En-Suite**

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

**Bedroom 2 16'1 x 9' (4.90m x 2.74m)**

Dual aspect room with double glazed window to rear & side, radiator.

**Bedroom 3 9'10 x 8' (3.00m x 2.44m)**

Double glazed window to front, radiator.

**Bedroom 4 8'3 x 8' (2.51m x 2.44m)**

Double glazed window to front, radiator.

**Bathroom**

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

**Landing**

Radiator, access to loft space, airing cupboard, stairs leading down to:

**Entrance Hall**

Entrance door to front, radiator, under stairs storage cupboard, doors to:

**Cloakroom/W.C**

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

**Lounge 19'4 x 11' (5.89m x 3.35m)**

Dual aspect room with double glazed window to front, French doors to rear to garden, feature fireplace, two radiators.

**Kitchen/Dining Room 27'1 x 11' (8.26m x 3.35m)**

Triple aspect room with double glazed windows to front, side and rear, French doors to garden, radiator, built in Bosch double oven, four ring hob, extractor hood, built in dishwasher, built in fridge/freezer, range of fitted base and wall mounted units, sink unit set into worksurfaces, door to:

**Utility Room 6' x 4'8 (1.83m x 1.42m)**

Obscure glazed door to rear to garden, radiator, sink unit with mixer tap, space for washing machine, cupboard housing wall mounted boiler.

**Landscaped Southerly Aspect Rear Garden**

Commencing with patio area, outside tap, side access gate, raised planting area to rear, artificial lawn.

**Frontage**

Double width driveway providing ample off road parking for numerous cars leading to:

**Double Garage**

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

**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 themselves 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.



