



10 Gifford Close, Maldon , Essex CM9 6JP
 Offers over £610,000

Nestled in the desirable Gifford Close, Maldon, this modern FIVE BEDROOM DETACHED family home CONSTRUCTED BY CREST NICHOLSON offers a perfect blend of space, comfort, and contemporary living. Spanning three floors, the property boasts an impressive open-plan kitchen and dining room, ideal for both family gatherings and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The house features two reception rooms, providing ample space for relaxation and leisure. With five generously sized bedrooms, there is plenty of room for a growing family or for those who simply desire extra space. Two of the bedrooms feature en-suite facilities plus there is also a family bathroom adding convenience and privacy, catering to the needs of all residents. Outside, the property benefits from a driveway that accommodates numerous cars plus double garage. This home is not just a place to live; it is a sanctuary that combines modern amenities with a welcoming environment. With its prime location in Maldon, residents can enjoy the charm of the local area while having access to essential services and transport links. This property is an excellent opportunity for families seeking a spacious and stylish home in a sought-after neighbourhood. Council Tax Band F. EPC B.

Second Floor

Bedroom 1 13'6 x 9'4 (4.11m x 2.84m)
Double glazed window to front, radiator, access to loft space, built in wardrobe

En-Suite
Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle, extractor fan, shaver point, inset lighting to ceiling, tiled to walls.

First Floor

Bedroom 2 10' x 8'5 (3.05m x 2.57m)
Double glazed window to rear, radiator, fitted wardrobe with mirror fronted doors.

En-Suite
Obscure double glazed window to rear, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled to walls, shaver point, shower cubicle with wall mounted shower unit.

Bedroom 3 10'9 x 9'4 (3.28m x 2.84m)
Double glazed window to front, radiator.

Bedroom 4 9'8 x 9'7 (2.95m x 2.92m)
Double glazed window to front, radiator.

Bedroom 5 11'8 x 6'4 (3.56m x 1.93m)
Double glazed window to rear, radiator.

Bathroom
Double glazed window to rear, ladder towel radiator, suite comprising of low level w.c, wash hand basin with mixer tap and shower attachment, shaver point, inset lighting to ceiling, tiled to walls.

Landing
Airing cupboard, radiator, stairs down o ground floor.

Ground Floor

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

Cloakroom/W.C
Radiator, low level w.c, wash hand basin with mixer tap, extractor fan

Study 11'2 x 8' (3.40m x 2.44m)
Double glazed window to front, radiator.

Kitchen/Dining Room 22' x 9'5 (6.71m x 2.87m)
Double glazed window to front & rear, radiator, built in fridge/freezer, built in dishwasher, built in double oven, five ring hob & extractor hood, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units.

Utility Room
Door to rear to garden, wall mounted Baxi boiler, space for washing machine, space for tumble dryer.

Lounge 15'8 x 11' (4.78m x 3.35m)
French doors to garden, radiator.

Rear Garden
Patio area, outside tap, side access gate, fenced to boundaries, remainder laid to lawn.

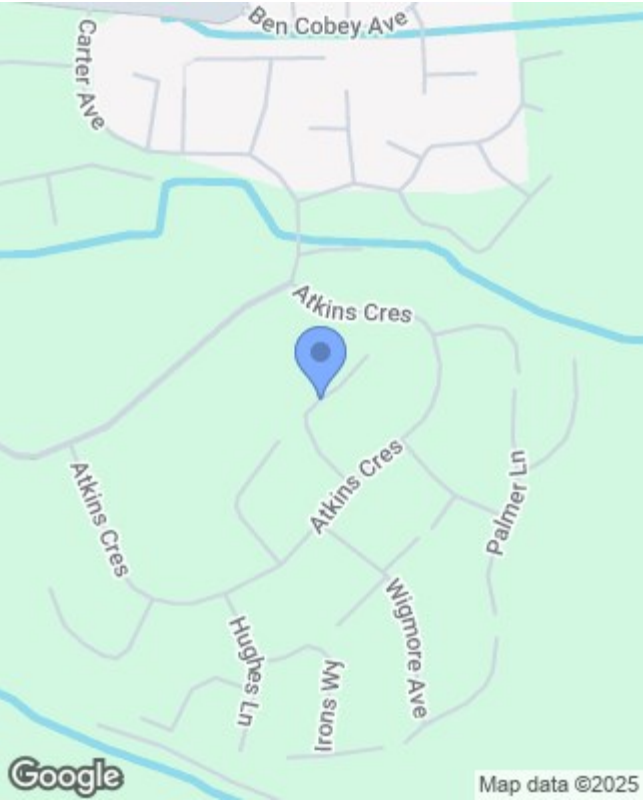
Driveway
Block paved driveway providing ample off road parking for numerous cars.

Double Garage
Two up and over doors, light connected.

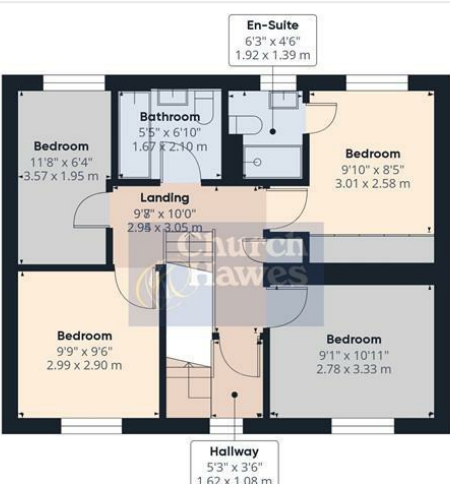
Agents Note & Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area[®]
1375.17 ft²
127.76 m²

Reduced headroom
0.57 ft²
0.05 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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