



4 Corbett Place, Maldon , CM9 6FW
Price £525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming area of Corbett Place, Maldon, this delightful MODERN FOUR BEDROOM DETACHED family home Constructed by "Linden Homes" circa 2018 offers a wonderful blend of comfort and style. Featuring a most impressive glazed front which spans the part Galleried Landing. Internally there is an impressive 1,324 square feet of accommodation, with an inviting reception hallway/dining room plus living room ideal for both entertaining guests and enjoying quiet family evenings plus an open plan kitchen/breakfast/family room.

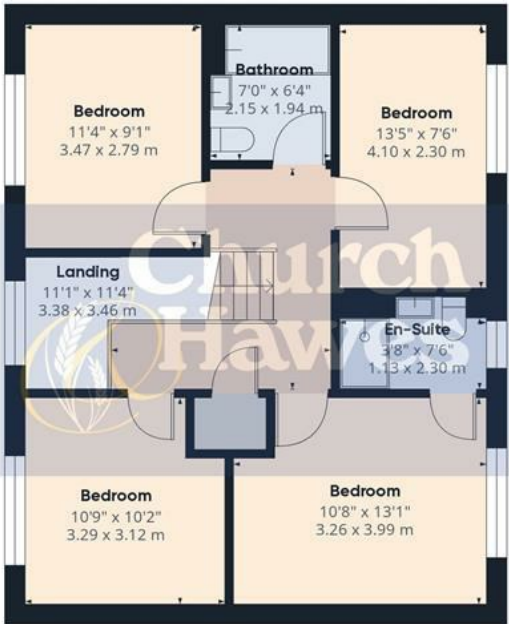
With well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office. With en-suite facilities serving the principal bedroom plus family bathroom along with ground floor cloakroom/w.c providing convenience and privacy, ensuring that morning routines run smoothly for everyone in the household.

The location in Maldon is particularly appealing within a tucked away position at the end of a no through road with off road parking plus single garage, residents can also enjoy the local amenities, including shops, schools, and parks, all within easy reach.

EPC Rating B. Council Tax Band F.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1324.17 ft²
123.02 m²

Reduced headroom
0.72 ft²
0.07 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.

GIRAFFE360



Bedroom 1 13'1 x 10'8 (3.99m x 3.25m)

Double glazed window to rear, radiator, door to:

En-Suite

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

Bedroom 2 10'9 x 10'2 (3.28m x 3.10m)

Double glazed window to front, radiator.

Bedroom 3 11'4 x 9'1 (3.45m x 2.77m)

Double glazed window to front, radiator.

Bedroom 4 13'5 x 7'6 (4.09m x 2.29m)

Double glazed window to rear, radiator.

Bathroom

bathroom suite comprising of low level w.c, wash hand basin with mixer tap, tiled floor, panelled bath with mixer tap and shower attachment, shaver point, extractor fan.

Galleried Landing

Double glazed window to front, radiator, airing cupboard, access to loft space, stairs down to:

Entrance Hall/Dining Room 18'4 max x 9' (5.59m max x 2.74m)

Entrance door, two radiators, double glazed window to front, under stairs storage cupboard, doors to:

Cloakroom/W.C

Radiator, low level w.c, wash hand basin with mixer tap, tiled floor.

Living Room 13'6 x 10'5 (4.11m x 3.18m)

Double glazed window to front, radiator.

Kitchen/Breakfast/Family Room 29'6 x 9'6 (8.99m x 2.90m)

French doors to garden, door to side, two radiators, built in dishwasher, space for washing machine, built in double oven, four ring gas hob, extractor hood, built in fridge/freezer, cupboard housing wall mounted boiler, built in storage cupboard, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units.

Rear Garden

Commencing with patio area, outside tap, decked seating area, external power point, access to front via gate, fenced to boundaries.

Garage

Up and over door

Parking

Parking is provided off road and is adjacent to the garage. The garage and parking is located opposite the property.

Agents Note & Money Laundering

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 will be no delay in agreeing the sale

