



8 Minster Way, Maldon , CM9 6YT
O.I.E.O £525,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming and highly sought after area of Minster Way, Maldon, this delightful detached house offers a wonderful blend of comfort and style. With four bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout features two inviting reception rooms, providing ample space for relaxation and entertaining guests along with the addition of a conservatory to the rear overlooking the pleasant rear garden. Internally accommodation comprises of kitchen plus utility room, en-suite facilities serving the principal bedroom plus family bathroom and ground floor cloakroom/w.c. Externally ample parking is provided off road via the driveway plus single garage. This property presents an excellent opportunity for those looking to settle in a vibrant community, with schools, parks, and shops within easy reach. Whether you are a growing family or simply seeking more space, this home on Minster Way is sure to meet your needs. Don't miss the chance to make this lovely house your new home. Energy Efficiency Rating D. Council Tax Band E.

- Bedroom 1 14'10" x 12' (4.52m x 3.66m)**
Double glazed window to front, radiator, fitted wardrobes, coved to ceiling, door to:
- En-Suite**
Obscure double glazed window to front, radiator, suite comprising of low level w.c, wash hand basin, tiled shower cubicle with wall mounted shower unit, extractor fan.
- Bedroom 2 11'1" x 9'11" (3.38m x 3.02m)**
Double glazed window to rear, radiator, coved to ceiling.
- Bedroom 3 10'1" x 8'5" (3.07m x 2.57m)**
Double glazed window to rear, radiator, coved to ceiling.
- Bedroom 4 8' x 8' (2.44m x 2.44m)**
Double glazed window to rear, radiator, coved to ceiling.

Bathroom
Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and wall mounted unit, airing cupboard, walls tiled to half height & tiled to bath area.

Landing
Access to loft space via loft ladder, stairs down to:

Entrance Hall
Entrance door, obscure double glazed window to front, radiator, under stairs storage cupboard, coved to ceiling, doors to:

Lounge 16'4" x 11'8" (4.98m x 3.56m)
Double glazed bay window to front, radiator, coved to ceiling, fireplace with gas fire, through to:

Dining Room 10' x 9' (3.05m x 2.74m)
Radiator, coved to ceiling, patio door to:

Conservatory 14' x 10'11" (4.27m x 3.33m)
French doors to side, power and light connected. See agents notes.

Kitchen 11'9" x 11' (3.58m x 3.35m)
Double glazed window to rear, radiator, space for fridge/freezer, space for dishwasher, built in double oven, four ring hob, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces, tiled splash backs, door to:

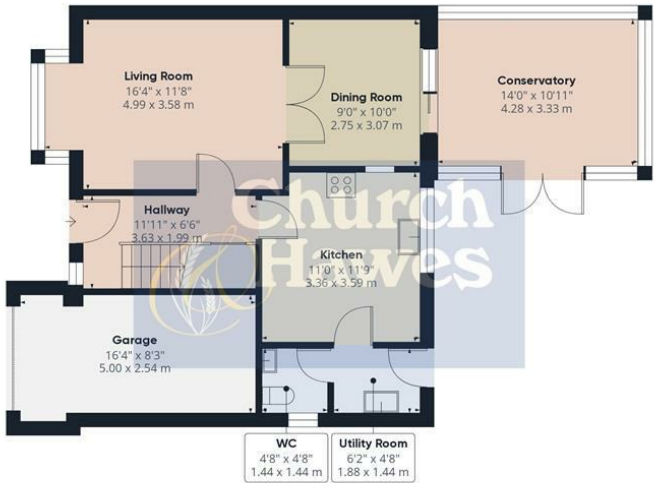
Utility Room 6'2" x 4'8" (1.88m x 1.42m)
Door to rear to garden, radiator, space for washing machine, space for tumble dryer, wall mounted boiler, sink unit with mixer tap, base and wall mounted units.

- Cloakroom/W.C**
Obscure double glazed window to side, radiator, low level w.c, wash hand basin, tiled splash back.
- Rear Garden**
Commencing with patio/seating area, circular lawned garden, flower and shrub beds, access to front via gate, outside tap, external power point.
- Frontage**
Ample parking off road via the driveway leading to Garage, external power point.
- Garage**
Up and over door, power and light connected.

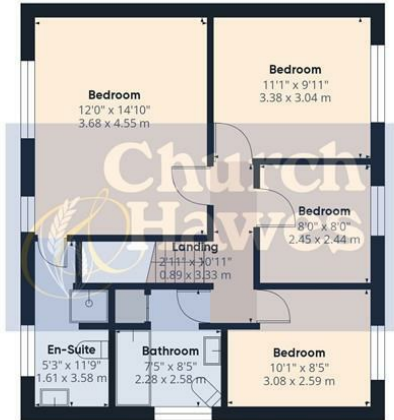
Agents Notes
We understand the Conservatory was replaced/constructed circa 2024 following an insurance claim from ground movement. Purchasers are advised to obtain any relevant documentation/information in relation to the claim from their solicitor and surveyor.

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



Floor 0



Floor 1

Approximate total area[®]
1440.22 ft²
133.8 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.

Calculations are based on RICS IPMS 3C standard.

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