



13 Norfolk Road, Maldon , Essex CM9 6AZ
Price £580,000

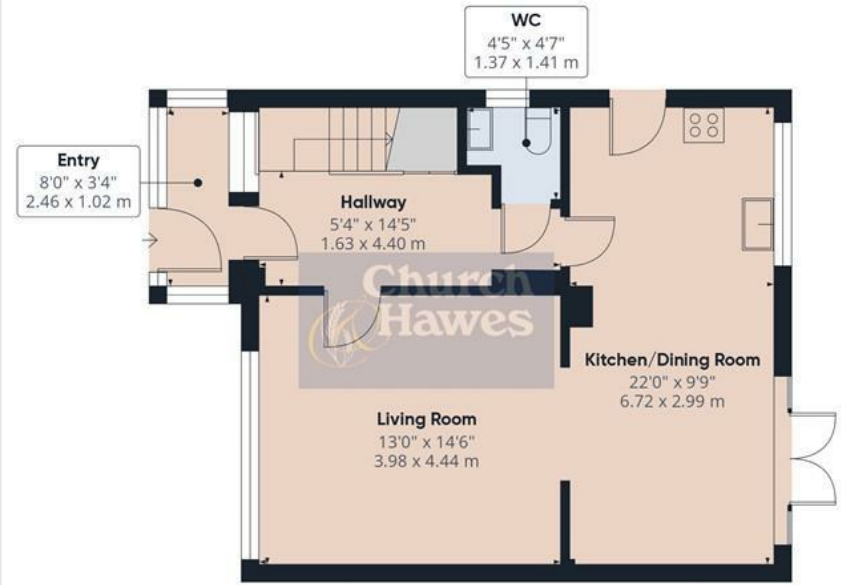
Church & Hawes

Est. 1977

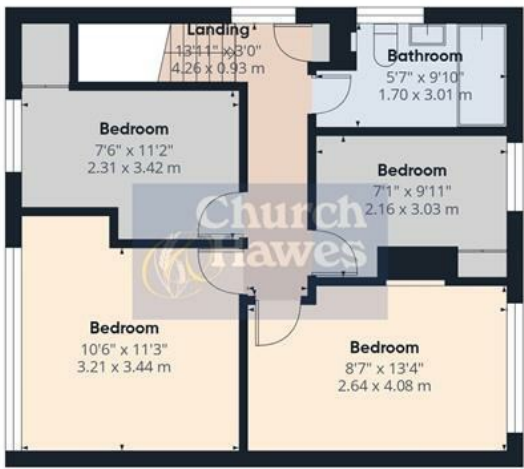
Estate Agents, Valuers, Letting & Management Agents

SITUATED ON THE SOUGHT AFTER WESTERN SIDE OF MALDON a wonderful opportunity has arisen to purchase THIS WELL PRESENTED REFURBISHED & MODERNISED FOUR BEDROOM DETACHED FAMILY HOME within close proximity to amenities including local shops and primary school. Internally accommodation comprises a generous living room plus an impressive open plan kitchen/dining room. To the first floor are the aforementioned four bedrooms plus family bathroom there is also a ground floor cloakroom/W.C. Externally the stunning southerly aspect mature approx 69' rear garden must bee seen to be fully appreciated & enjoyed. Ample parking is provided off road via the driveway plus garage with adjoining utility room. Internal viewing comes highly advised as properties within this location are rarely available.

Energy Efficiency Rating C. Council Tax Band E.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1319 ft²
122.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Bedroom 1 11'3 x 10'6 (3.43m x 3.20m)

Double glazed window to front, two radiators, coved to ceiling.

Bedroom 2 13'4 x 8'7 (4.06m x 2.62m)

double glazed window to rear, radiator, coved to ceiling.

Bedroom 3 11'2 x 7'6 (3.40m x 2.29m)

Double glazed window to front, radiator, built in storage cupboard.

Bedroom 4 9'11 x 7'1 (3.02m x 2.16m)

Double glazed window to rear, radiator, built in wardrobe.

Bathroom

Obscure double glazed window to side, ladder towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, coved to ceiling, inset lighting to ceiling, tiled to walls.

Landing

Obscure double glazed window to side, coved to ceiling, cupboard housing wall mounted boiler, access to loft space, stairs down to ground floor.

Entrance Porch

Entrance door, door to:

Entrance Hallway

Radiator, coved to ceiling, doors to:

Cloakroom/W.C

Obscure double glazed window to side, low level w.c, wash hand basin, tiled splash backs, coved to ceiling.

Lounge 14'6 x 13' (4.42m x 3.96m)

Double glazed window to front, radiator, coved to ceiling, through to:

Open Plan Kitchen/Dining Room 22' x 9'9 (6.71m x 2.97m)

double glazed window to rear, French doors to rear to garden, coved to ceiling, built in Neff double oven, four ring Neff hob, extractor hood, sink unit with mixer tap set into worksurfaces, built in fridge/freezer, range of fitted units, door to side.

Rear Garden approx 69' depth x 42' width (approx 21.03m depth x 12.80m width)

Commencing with full width patio area, outside tap, access to front via gate, fenced to boundaries, laid to lawn with established flower and shrub beds, personal door to Utility Room & Garage.

Garage 21' x 8'8 (6.40m x 2.64m)

Double doors to front, power and light connected, water tap.

Utility Room 10' x 7'8 (3.05m x 2.34m)

Windows to rear & side, space for washing machine, space for under counter fridge & freezer.

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

