



Church

Catchpole Lane, Maldon , Essex CM9 8PY  
O.I.E.O £550,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents

PRESENTED TO AN EXTREMELY HIGH STANDARD AND SITUATED IN THE IDYLIC VILLAGE OF GREAT TOTHAM, this beautifully renovated and extended detached house on Catchpole Lane offers a perfect blend of modern living and traditional comfort. With under floor heating through this home spans an impressive 1,393 square feet. The property features three well-proportioned bedrooms, one benefiting from an En-Suite Shower Room with the remaining two rooms serviced by the Family Bathroom. The property also benefits from a Ground Floor Cloakroom for added convenience. The heart of the home is undoubtedly the stunning open plan Kitchen/Dining/Family Room, which creates a warm and welcoming atmosphere for gatherings. This space is complemented by a separate Living Room with a cozy log burner, perfect for quieter moments or cosy evenings in. Outside, the generous rear garden is a true highlight, offering a peaceful retreat with a charming cabin that can serve various purposes, from a home office to a playroom. Additionally, the property provides Driveway Parking for several vehicles, a valuable asset in this desirable area. Situated close to Great Totham School, this home is ideal for families seeking a supportive community with excellent educational opportunities. With its thoughtful renovations and spacious layout, this property is ready to welcome its new owners. Don't miss the chance to make this delightful house your new home. Viewing is considered essential to appreciate this property's quality and convenience. EPC: E, Council Tax: D.



**Bedroom 10'3 x 10' (3.12m x 3.05m)**

Double glazed window to rear, underfloor heating, wood effect flooring, door to:

**En-Suite 7'0 x 4'6 (2.13m x 1.37m)**

Tiled shower unit. w.c., wash hand basin with mixer tap and drawer unit below, heated towel rail, part tiled to walls, tiled floor.

**Bedroom 13'6 x 9'6 (4.11m x 2.90m)**

Double glazed windows to front and side, wood panelled to one wall, wood effect flooring, underfloor heating.

**Bedroom 10'2 x 6'5 (3.10m x 1.96m)**

Double glazed window to front, underfloor heating, wood effect flooring.

**Bathroom 9'3 x 8'0 (2.82m x 2.44m)**

Obscure double glazed window to rear, freestanding bath with mixer tap, jack and jill sinks with mixer taps, tiled splash backs and drawer units below, w.c., tiled shower unit, shaver point, underflooring heating, heated towel rail part tiled walls and tiled floor.

**Landing 7'1 x 3'11 (2.16m x 1.19m)**

Half height obscure double glazed window to side, part wood panelled to walls, underfloor heating, return staircase down to:

**Living Room 17'10 x 15'6 (5.44m x 4.72m)**

Double glazed window to front, feature fireplace with log burner, part wood panelled to walls, underfloor heating. wood effect flooring, door to Kitchen &:

**Entance Hall 9'6 x 3'3 + 6'1 x 5'0 (2.90m x 0.99m + 1.85m x 1.52m)**

Part obscure glazed door to front, double glazed windows to front and side, part wood panelled to walls, tiled floor, underfloor heating, door to:

**Laundry Room 10'0 x 7'10 (3.05m x 2.39m)**

part obscure double glazed stable door to side, range of matching units, space and plumbing for washing machine, space for further under counter appliance, stainless steel sink drainer unit with mixer tap set into work surface, underfloor heating, tiled floor, door to:

**Cloakroom 5'5 x 2'8 (1.65m x 0.81m)**

Obscure double glazed window to front, w.c., wash hand basin with drawer unit below, underfloor heating, part wood panelled to walls, tiled floor.

**Kitchen/Dining/Family Room 24'1 x 18'6 (7.34m x 5.64m)**

Two sets of double glazed bifold doors to rear, two ceiling lanterns, underfloor heating, integrated fridge and freezer, integrated dishwasher, two integrated ovens, electric hob with extractor fan, 1 1/2 bowl sink drainer unit set into granite work surface, wood effect flooring.

**Rear Garden**

Commences with a raised paved seating area, pathways to both side, oil fired boiler, pathway extending to rear of garden with lawned areas to sides, further paved seating area, access to:

**Cabin 12'2 x 8'11 (3.71m x 2.72m)**

Double doors, two windows, power and light connected.

**Frontage**

Driveway parking, access to entrance and garden.

**Agents Notes**

The property is still being completed with a few jobs outstanding. These include some boxing in of utilities and meters, Cladding and render being added to the exterior (pictures will be updated as these tasks are undertaken).

**Agents Note & Money Laundering & Referrals**

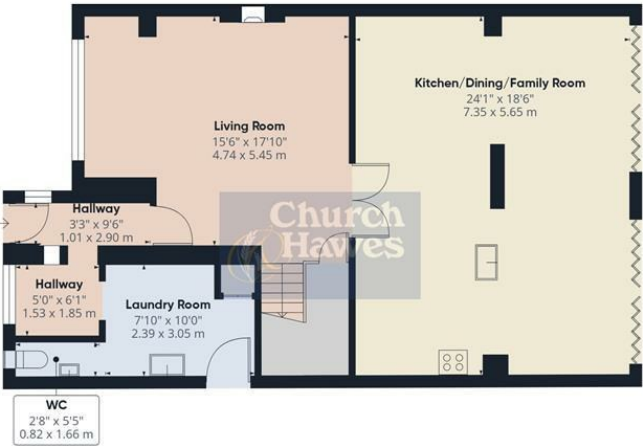
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 will be no delay in agreeing the 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 small number of the parties 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



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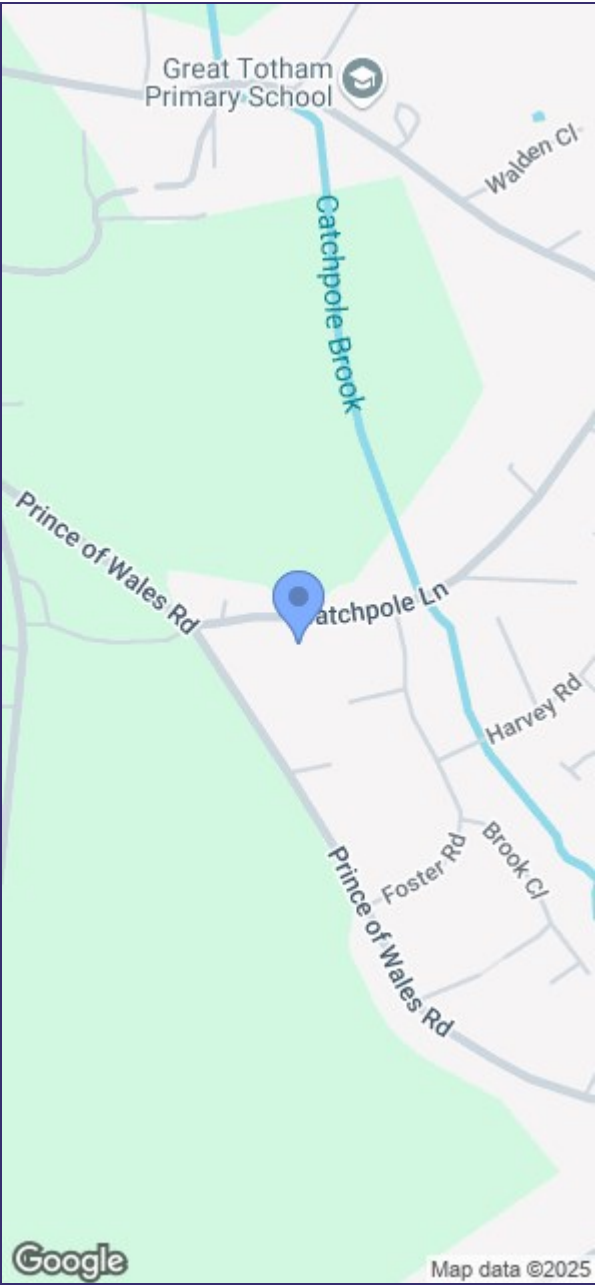
Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1503 ft<sup>2</sup>  
139.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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