



Rookery Lane, CM9 8DF
Guide price £325,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

Guide Price £325,000 - £350,000..A stunning newly built one-bedroom house offering well-proportioned accommodation and a high level of finish throughout. The property is situated on a private road and benefits from off-road parking for two cars, EV charging preparation and a private rear garden.

The accommodation starts with a spacious open-plan kitchen, dining and living room measuring 21'5" x 16'2". The kitchen is fitted with contemporary units, integrated Bosch appliances and ample worktop space. There is LVT flooring throughout the ground floor, with bi-folding doors providing access to the rear garden. A cloakroom is also located on this floor.

The first floor offers a good-sized double bedroom with fitted wardrobes and further

built-in storage from the landing. There is also a modern three-piece shower room.

The rear garden has been landscaped and includes an Indian sandstone patio, lawn and gated side access. Outside lighting and power sockets are also provided.

The property provides a good opportunity to acquire a modern, low-maintenance home with excellent living space and a private garden.

ACCOMODATION

GROUND FLOOR

Entrance Hall

Cloakroom/WC

Kitchen/Reception Room
6.5m x 4.9m (21'3" x 16'0")

FIRST FLOOR

Landing

Bedroom
4.7m x 3.2m (15'5" x 10'5")

Shower Room

EXTERIOR

Frontage

Rear Garden

Property Services

Gas - NA
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air Source
Heat Pump Local
Authority - Maldon
District Council

Land Adjacent, Rookery Lane Great Totham, Maldon, CM9 8DF
Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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