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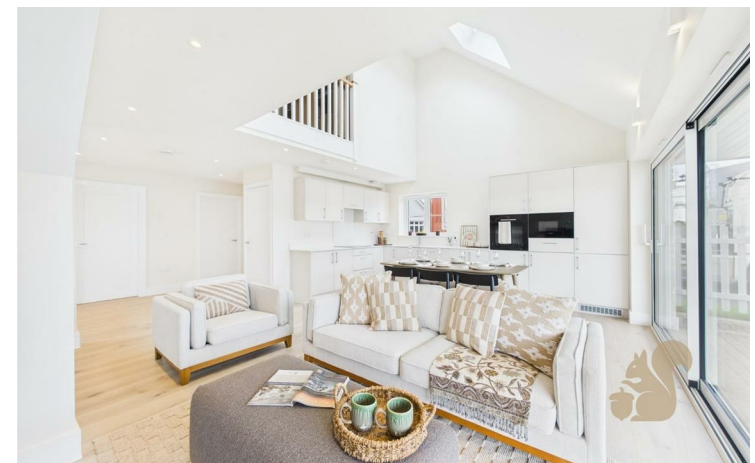
£600,000

Salt Meadows, Tollesbury

Plot 1, The Norah, at Salt Meadows is an exceptional three bedroom detached chalet-bungalow, designed for buyers who want to move once, move well and enjoy effortlessly comfortable later-life living. With around 1,350 sqft of beautifully considered space arranged over two levels, this home combines striking vaulted ceilings, a showstopping mezzanine and generous open-plan living with a manageable, future-proofed layout. Set within 2.5 acres

of landscaped gardens and woodland, The Norah enjoys a prime position overlooking the tranquil central pond, giving daily views of water, light and nature from both the main living space and the first-floor balcony, which provides an idyllic spot for morning coffee or evening drinks. Inside, an expansive open-plan kitchen / living / dining area with high-specification appliances and underfloor heating creates an easy, social heart to the home, while three king-sized

bedrooms, two luxurious bathrooms and excellent built-in storage provide practical comfort for owners and visiting family. A private garden, covered veranda, driveway and carport with EV charging complete the picture, along with level access, wide doorways and a layout that supports ground-floor living if needed, all within a short, level walk of Tollesbury's marina, sea wall and village amenities.



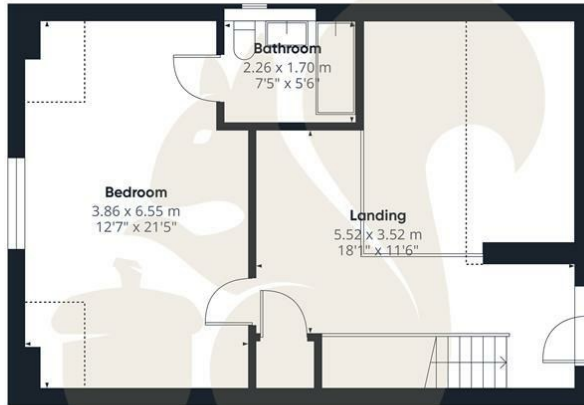








Ground Floor



Floor 1



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Approximate total area⁽¹⁾

108 m²
1162 ft²

Reduced headroom

3 m²
33 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

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


GIRAFFE360

Local Authority:
Maldon District Council

Tenure:
Freehold

Council Tax Band:
New Build

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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