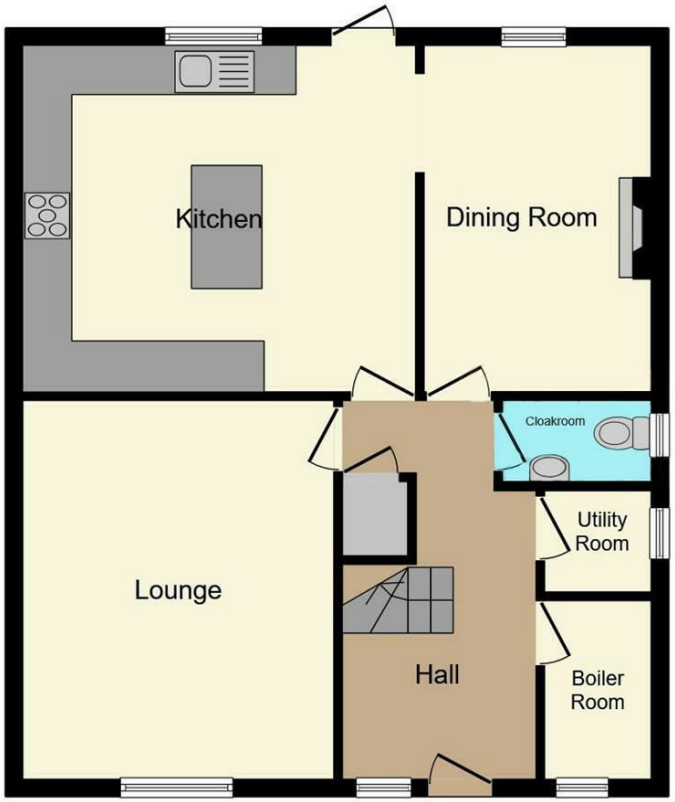

Paul Mason
Associates
Moorhen Avenue, St. Lawrence, Essex, CM0 7LT
Guide price £500,000

- Detached Family Home
- Spacious Accommodation Throughout
- Two Reception Rooms
- Re-Fitted Kitchen/Breakfast Room
- Utility Room & Boot Room
- Four Double Bedrooms
- Re-Fitted Family Bathroom
- Secluded Garden
- Numerous Off-Road Parking
- EPC - C

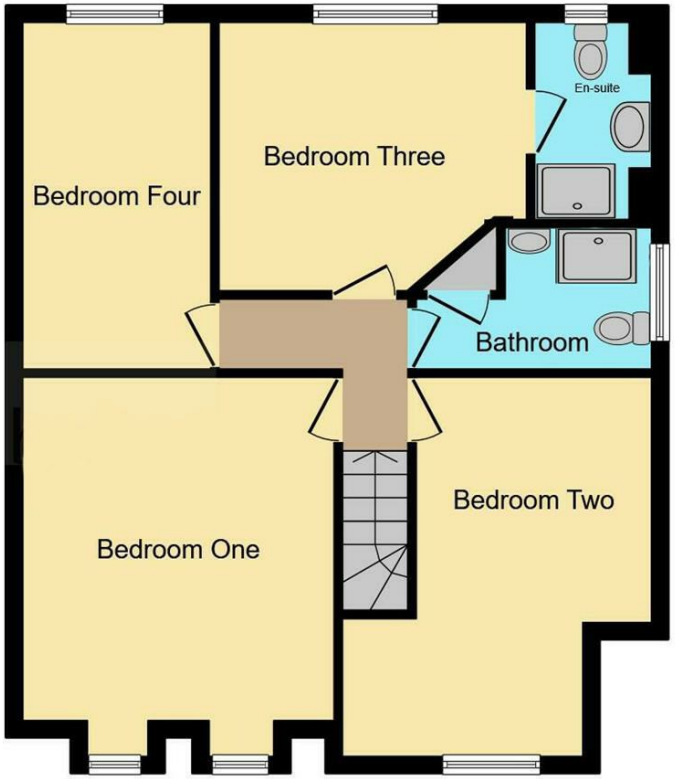
GUIDE PRICE £500,000 - £550,000 This spacious well presented four bedroom detached property is located in a pleasant private no through road in the village of St Lawrence. The village is conveniently within walking distance of the popular St Lawrence Bay Sailing Club, with two public houses within the village, water sports club, shop and post office.

The accommodation comprises a generous entrance hall, lounge, recently re-fitted kitchen/breakfast room, dining room, boot room, utility room and a cloakroom. On the first floor there is bedroom one with a fitted en-suite, three further double bedrooms along with a re-fitted family bathroom to the first floor.

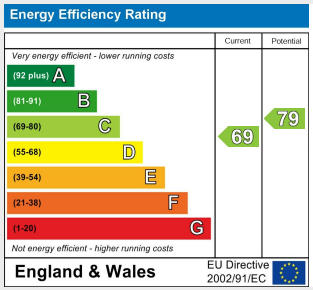
Externally there is an extensive driveway with parking for numerous vehicles to the front of the property. The rear garden is mostly laid to lawn with various trees and a paved patio seating/entertainment area. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

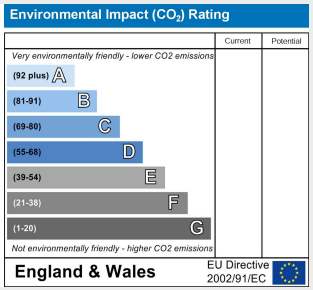


Ground Floor



First Floor





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

ACCOMMODATION

GROUND FLOOR

Entrance Hall
5.8m x 2.9m (19'0" x 9'6")
Part glazed entrance door to front. Double glazed window to front. Coved ceiling. Stairs to first floor. Under stairs storage cupboard. Tiled flooring. Radiator.

Boot Room
2.5m x 2.3m (8'2" x 7'6")
Double glazed window to front. Coved ceiling. Space for tumble dryer and fridge-freezer. Tiled flooring. Radiator.

Utility Room
1.7m x 1.5m (5'6" x 4'11")
Obscure double glazed window to side. White units fitted to eye and base level with stone effect work surfaces and inset sink with drainer. Tiled splashbacks. Space for washing machine. Coved ceiling. Tiled flooring. Radiator.

Cloakroom
2.3m x 1.2m (7'6" x 3'11")
Obscure double glazed window to side. Two piece suite comprising concealed WC and vanity wash hand basin. Tiled splashbacks. Coved ceiling. Inset spotlights. Heated towel rail. Tiled flooring.

Kitchen/Breakfast Room
5.2m x 5.2m (17'0" x 17'0")
Double glazed window to rear. Part glazed door leading to rear garden. Newly fitted grey kitchen units to eye and base level with wood effect work surfaces with inset 1 1/2 sink and drainer. Tiled splashbacks. Five ring induction hob with extractor hood over. Intergrated dishwasher, double electric oven and microwave. Space for American fridge-freezer. Large matching breakfast bar. Coved ceiling. Inset spotlights. Tile effect flooring. Radiator.

Dining Room
5.2m x 3.2m (17'0" x 10'5")
Double glazed window to rear. Coved ceiling. Cast iron open fireplace. Tiled flooring. Radiator.

Lounge
5.4m x 3.8m (17'8" x 12'5")
Three double glazed windows to front. Coved ceiling. Feature log burner. Wood effect flooring. Radiator.

FIRST FLOOR

Landing
Stairs to ground floor. Coved ceiling. Doors to :-

Bedroom One
4.0m x 3.2m (13'1" x 10'5")
Double glazed window to rear. Coved ceiling. Radiator. Door to :-

En-Suite
Obscure double glazed window to rear. Three piece suite comprising shower cubicle, concealed WX and vanity wash hand basin. Coved ceiling. Inset spotlights. Heated towel rail. Wooden flooring.

Bedroom Two
4.7m x 4.0m (15'5" x 13'1")
Two double glazed windows to front. Coved ceiling. Radiator.

Bedroom Three
5.6m x 3.4m (18'4" x 11'1")
Double glazed window to front. Coved ceiling. Storage cupboard. Radiator.

Bedroom Four
4.4m x 3.2m (14'5" x 10'5")
Double glazed window to rear. Coved ceiling. Radiator.

Family Bathroom
Obscure double glazed window to side. Recently refitted three piece suite comprising walk in shower cubicle, low level WC and vanity wash hand basin. Coved ceiling. Inset spotlights. Access to loft space via hatch. Storage cupboard. Fully tiled walls. Herringbone flooring. Heated chrome towel rail.

EXTERIOR

Rear Garden
Large paved patio seating area with the remainder laid to lawn. Raised flower beds with a verity of flowers and shrubs. Two large timber sheds. Access to frontage via side gate. Outside tap. Outside lighting.

Frontage
Double iron gates to shingle driveway providing off road parking for numerous vehicles. Access to rear garden via side gate. Outside lighting.

Property Services
Gas - N/A
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Oil Central Heating
Local Authority - Maldon District Council

Viewings
Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices
We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.











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