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£540,000

Asking Price

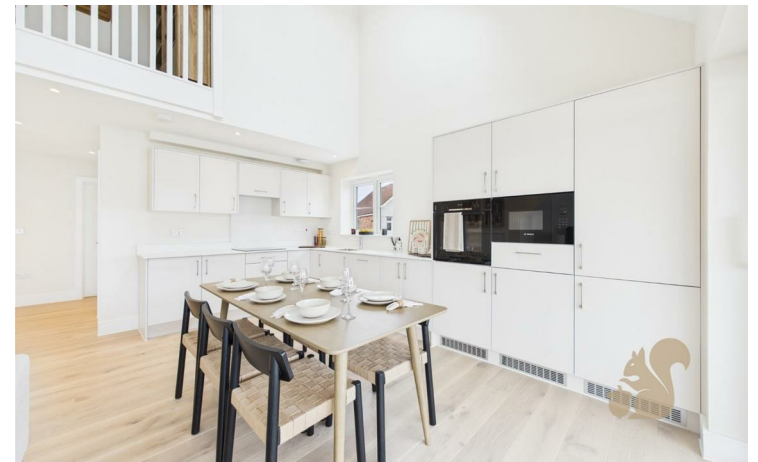
Salt Meadows, Tollesbury



Plot 24, 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 1,162 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 veranda. 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 providing practical comfort for owners and visiting family.

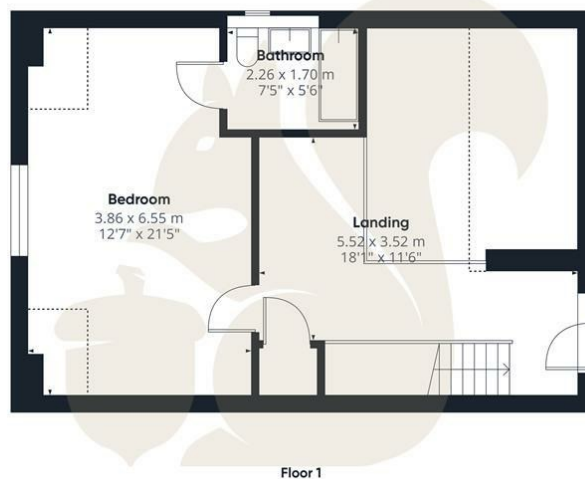
A private garden, covered veranda, driveway and carport with EV charging complete the picture, along with level access, wide doorways and a layout that supports ground-floor living if needed. With the marina, sea wall, nature reserve and Tollesbury village amenities all a short, level walk away, Plot 24, The Norah, offers a rare blend of coastal setting, architectural interest and day-to-day ease in one of Maldon district's most sought-after later-living addresses.











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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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