Spital Road, Maldon , CM9 6SQ

Price £1,350,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Presenting an exceptional opportunity to acquire a substantial Five Bedroom Detached Home, ideally situated for access to Maldon Town, this magnificent property, epitomises modern family living with its well-appointed interiors and generous outdoor space. Upon entering, you are immediately greeted by a generous full length hallway with bespoke staircase rising to the Galleried Landing. The Hallway also provides access to further accommodation including the Open Plan Living Space, seamlessly incorporating a Living Room, Family Room, Dining Room, and a contemporary Kitchen. This thoughtfully designed area provides a versatile environment for both everyday family life and entertaining guests, ensuring a fluid and connected feel throughout the main living areas. The Ground Floor further benefits from a dedicated Office, perfect for those working from home, alongside a convenient Ground Floor Cloakroom and a practical Laundry Room, enhancing the home's functionality. Ascending to the first floor, the property boasts Five generously sized bedrooms. Three of these bedrooms feature their own En-Suite Shower Rooms, offering privacy and comfort. A well-appointed Family Bathroom serves the remaining bedrooms, all finished to a high standard. The layout has been meticulously planned to provide ample space and comfort for a large family. The property also features under-floor heating throughout.

Externally, the property truly excels. It sits on an approximate 0.3-acre plot, providing a substantial West Facing Rear Garden. The front of the property features Ample Parking on a secure Gated Driveway and within the Double Garage, ensuring both convenience and peace of mind. This secure entrance adds an exclusive feel to the residence.

With an impressive Energy Performance Certificate (EPC) rating of B and a Council Tax band G, this property is certainly energy efficient. Viewing is essential to fully appreciate the quality, space, and lifestyle this remarkable home offers.

**Bedroom 14'4 x 13'5 (4.37m x 4.09m)**
Double glazed window to front with shutters, under floor heating, coved to ceiling, door to:

**En-Suite 10'1 x 3'9 (3.07m x 1.14m)**
Suite comprising Jack and Jill sinks with mixer taps, floating w.c. with push button flush, tiled shower unit with sliding door, rainfall shower and handheld attachment, heated towel rail, extractor fan.

**Bedroom 13'5 x 13'3 (4.09m x 4.04m)**
Double glazed window to rear with shutters, under floor heating, coved to ceiling, door to:

**En-Suite 8'11 x 4'1 (2.72m x 1.24m)**
Heated towel rail, shaver point, extractor fan, suite comprising floating w.c. with push button flush, wash hand basin with mixer tap and drawer unit below, tiled shower with rainfall shower and handheld attachment, shaver point, extractor fan tiled to walls and floor.

**Bedroom 13'4 x 11'6 (4.06m x 3.51m)**
Double glazed window to rear, coved to ceiling, under floor heating, door to:

**En-Suite 13'4 x 6'0 (4.06m x 1.83m)**
Obscure double glazed window to rear, suite comprising walk in shower with glazed screen rainfall shower and handheld attachment, heated towel rail, part tiled to walls and tiled floor, extractor fan.

**Bedroom 13'6 x 12'2 (4.11m x 3.71m)**
Double glazed window to front, coved to ceiling, under floor heating.

**Bedroom 19'2 x 10'4 (5.84m x 3.15m)**
Two double glazed windows to rear, under floor heating, fitted storage.

**Bathroom 11'1 x 6'10 (3.38m x 2.08m)**
Obscure double glazed window to front, suite comprising freestanding bath with mixer tap and handheld shower attachment, , wash hand basin with mixer tap and drawer unit below, floating w.c. with press button flush, tiled shower with rainfall shower and handheld attachment, heated towel rail, extractor fan, part tiled walls, tiled floor.

**Landing**
Double glazed windows to front and rear, access to loft, under floor heating, full length stoarge cupboard, bespoke timber and metal staircase down to:

**Full length Entrance Hall**
Fully double glazed door to front, double glazed window to front, under floor heating, tiled floor, double doors to Kitchen/Dining Area, door to Living Area, door to Office and:

**Cloakroom 5'7 x 4'5 (1.70m x 1.35m)**
Floating w.c. with push button flush, wash hand basin set into tiled surface with mixer tap, extractor fan, part dark patterned tiles to wall, tiled floor.

**Office 10'4 x 9'0 (3.15m x 2.74m)**
Double glazed window to front with shutters, coved to ceiling, under floor heating.

**Living/Family Room 28'3 x 18'3 (8.61m x 5.56m)**
Double glazed square bay window to front, Double glazed double doors to side, two double glazed double doors to rear, coved to ceiling, fitted speaker system, tiled floor, open plan to:

**Kitchen/Dining Area 27' x 16'6 (8.23m x 5.03m)**
Two sets of double glazed double doors to rear, under floor heating, range of matching units with Siemens and Blaupunkt fitted appliances including wine cooler, two ovens, full length fridge and freezer, breakfast bar with hob inset and extractor to ceiling, sink set into work surface with "Quooker tap", tiled floor, under floor heating, access to:

**Laundry Room 8'9 x 5'6 (2.67m x 1.68m)**
Double glazed door to rear, space and plumbing for washing machine and dishwasher, range of units, work surface with sink inset, door to:

**Store Room/Pantry 6'6 x 5'3 (1.98m x 1.60m)**
Tiled floor, under floor heating.

**Rear Garden**
Commences with paved patio area, mainly laid to lawn, paved pathway leading to frontage via side gate.

**Frontage**
Electric gate to front boundary, resin driveway providing secure parking for numerous vehicles, lawned area to with side, pathway to entrance.

**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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

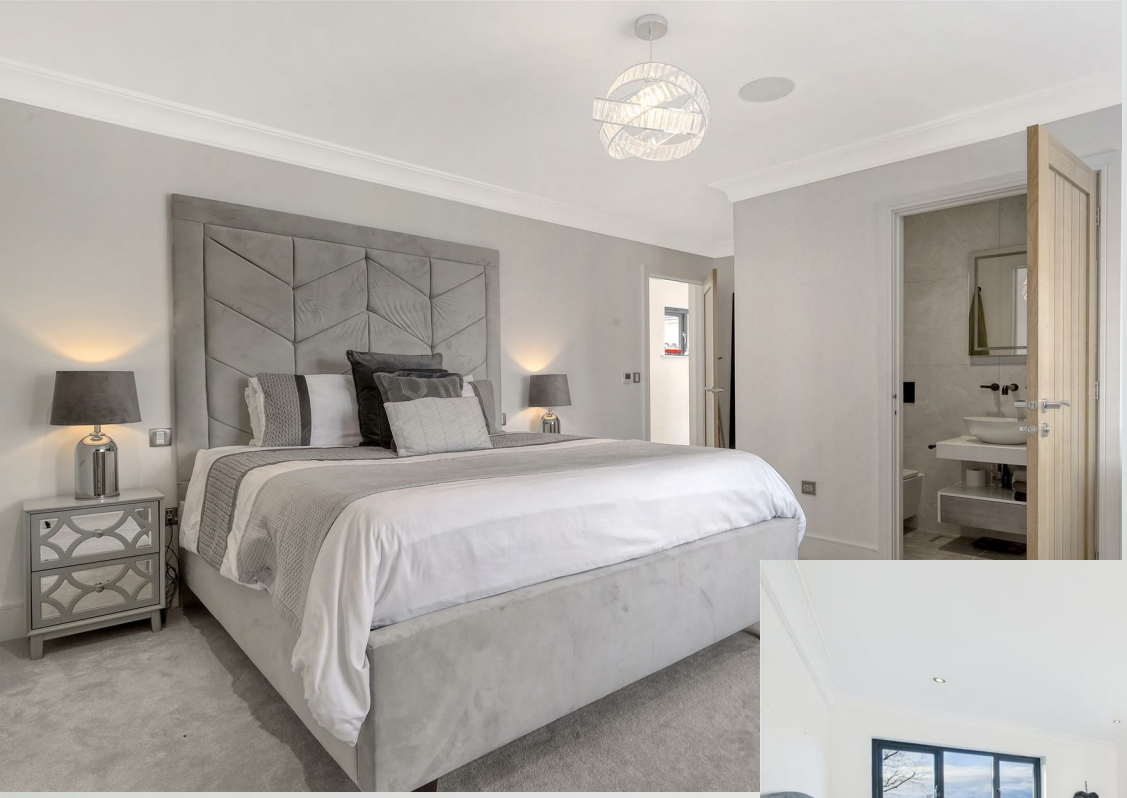
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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 some of the parties that 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.



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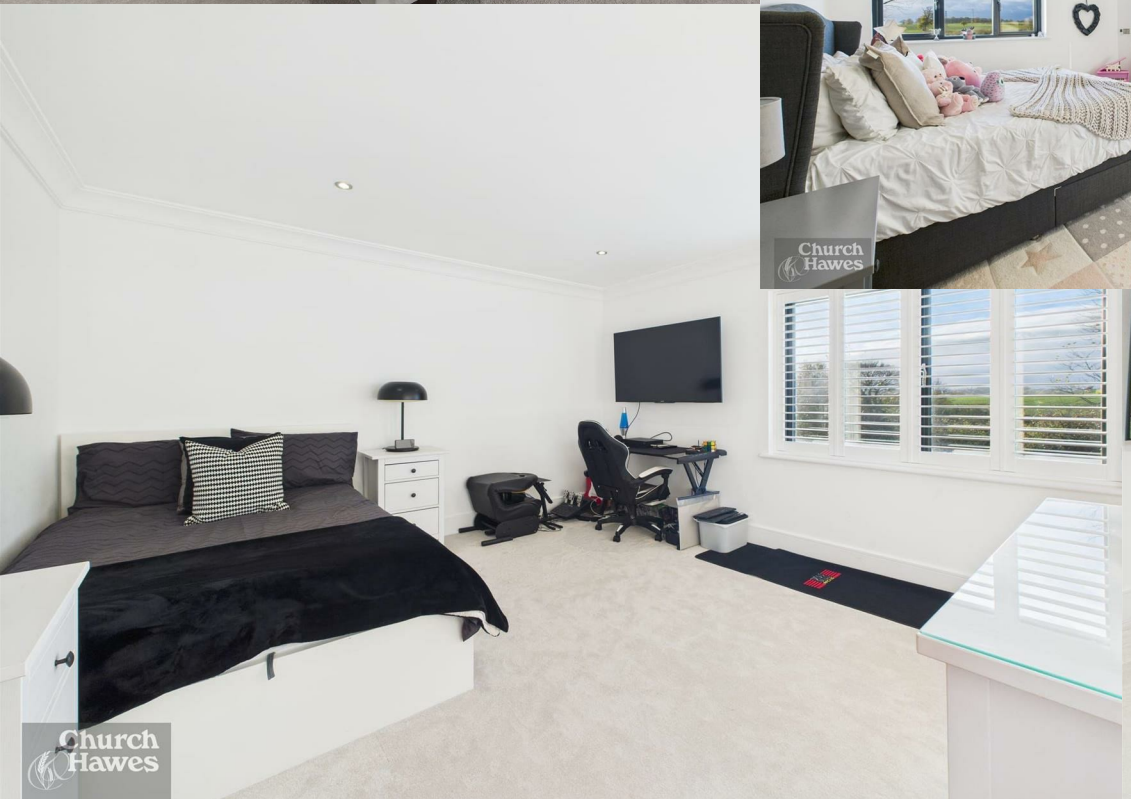
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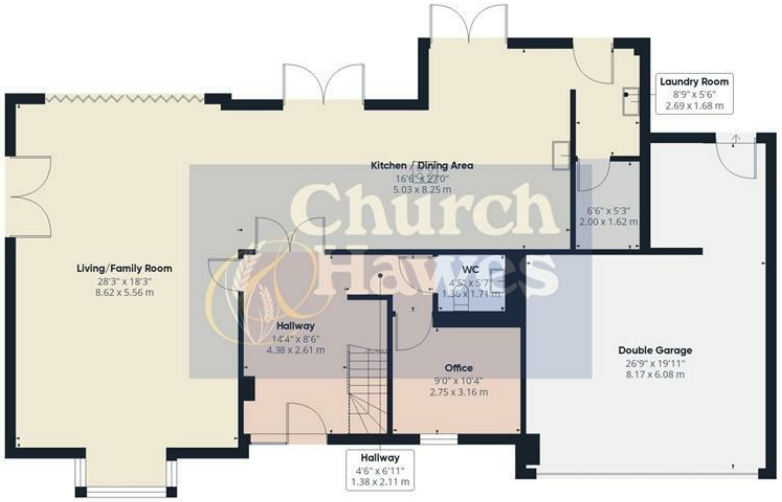


Floor 0

Floor 1

**Approximate total area**(1)

3043 ft²

282.6 m²

**Reduced headroom**

100 ft²

9.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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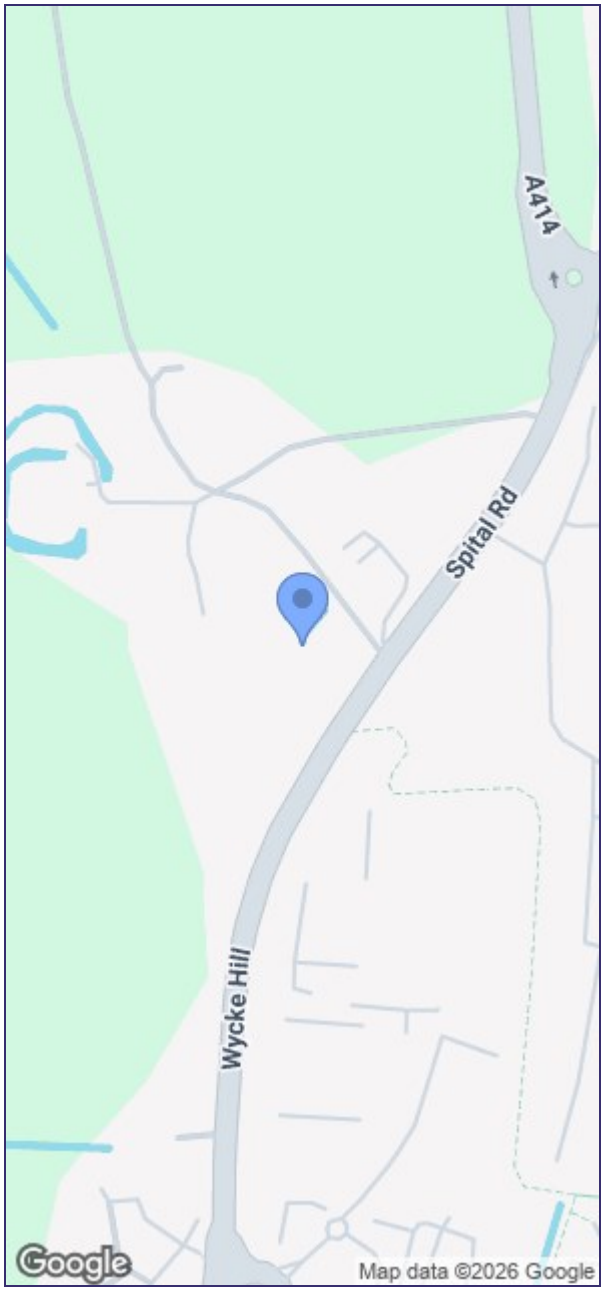

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