



**Norfolk Close, Maldon CM9 6BA**



**welcome to**

**Norfolk Close, Maldon**

**\*\*GUIDE PRICE £500,000 - £550,000\*\* UNEXPECTEDLY RE-AVAILABLE. A rare opportunity to acquire this SPACIOUS DETACHED HOME in the SOUGHT AFTER WESTERN AREA of Maldon, close to local shops and HIGHLY REGARDED SCHOOLS, offered in excellent condition with NO ONWARD CHAIN.**



### Entrance Porch

Covered porch area, part glazed door to:-

### Entrance Hall

Double glazed UPVC window to front, stairs rising to first floor, radiator, doors to:-

### Shower Room

Double glazed UPVC window to front, suite comprising of shower, low level WC and vanity basin, radiator, heated towel rail.

### Study

8' 6" x 5' 5" ( 2.59m x 1.65m )

Double glazed UPVC window to front, radiator.

### Dining Area

13' 4" x 8' 3" ( 4.06m x 2.51m )

Double glazed UPVC window and door to rear accessing the garden room, under stairs storage cupboard, door to kitchen , open to:-

### Lounge

18' 3" x 9' 7" ( 5.56m x 2.92m )

Double garden UPVC bay window to front and double glazed UPVC window to rear overlooking the garden, centrepiece stone fireplace housing wood burner, radiators.

### Garden Room

11' 1" x 10' 2" ( 3.38m x 3.10m )

Dwarf brick wall and panoramic double glazed UPVC windows overlooking the garden, solid vaulted roof with inset Velux sky light windows, Dimplex heater, French doors to garden.

### Kitchen

10' 5" x 8' 6" ( 3.17m x 2.59m )

double glazed UPVC window to rear overlooking the garden, fitted kitchen comprising of sink and drainer set in Quartz effect composite work tops with tiled splashbacks and range of eye and base level units, space for oven and dishwasher, built in fridge, cupboard housing hot water cylinder, door to:-

### Utility Room

8' 7" x 6' 4" ( 2.62m x 1.93m )

Vaulted ceiling with inset Velux sky light, roll top surface with eye and base level units and space for appliances , door to garden , door to garage.

### First Floor Landing

Double glazed UPVC window to front, loft access, doors to:-

### Bedroom One

14' x 10' 6" ( 4.27m x 3.20m )

Double glazed UPVC window to rear overlooking the garden, built in double wardrobes, loft access, radiator.

### Bedroom Two

11' 1" x 10' 7" Max ( 3.38m x 3.23m Max )

Double glazed UPVC window to rear overlooking the garden, built in double wardrobes and airing cupboard, radiator.

### Bedroom Three

9' 11" x 7' 5" ( 3.02m x 2.26m )

Double glazed UPVC window to front with far reaching views.

### Bathroom

7' 10" x 5' 6" Recess ( 2.39m x 1.68m Recess )

Double glazed UPVC window to front, white suite comprising of panel bath with shower over, low level WC and pedestal basin, fully tiled walls, chrome heated towel rail.

### Outside

#### Front

Large sweeping block paved forecourt driveway providing off road parking for several vehicles leading to the garage, remainder laid to lawn with mature shrubs. Gated side access to :-

#### Rear Garden

South West Facing, enclosed by panel fence and predominantly laid to lawn with mature flower and shrub borders and patio seating area. Timber shed to remain.

#### Garage

17' 7" x 8' 8" ( 5.36m x 2.64m )

Oversized garage with double glazed UPVC windows to sides and Velux sky light window, wall mounted gas boiler, power and light connected, double doors to driveway.

#### Agents Note

The loft has been insulated with spray foam insulation and several quotes have been obtained for removal with full certification. Quotes can be provided or the vendor can arrange removal subject to sale price.

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.



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## Norfolk Close, Maldon

- Highly Sought After Location
- Generous West Facing Garden
- Three Reception Rooms
- Garage and Ample Driveway
- No Onward Chain

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104285 - 0009

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