

Paul Mason  
Associates



Rookery Lane, Great Totham, Maldon, CM9 8DF

£350,000

- Brand New One Bedroom House
- Beautifully Presented Throughout
- Spacious Open Plan Kitchen/Reception Room
- Bi-Folding Doors Opening to Rear Garden
- Modern Fitted Kitchen with Integrated Appliances
- Generous Double Bedroom with Fitted Wardrobes
- Additional First Floor Storage Cupboards
- Ground Floor Cloakroom/WC and First Floor Shower Room
- Off Road Parking
- EPC - TBC

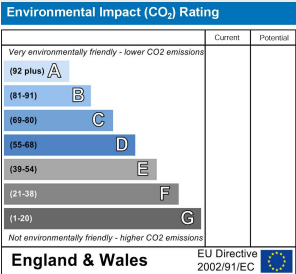
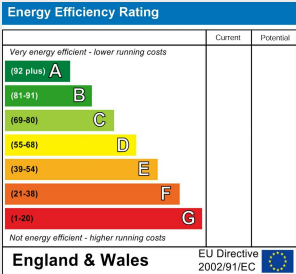
An exceptional newly built one-bedroom residence, finished to an outstanding specification and thoughtfully designed to offer luxurious contemporary living, complete with a private landscaped garden and off-road parking for two vehicles as well as EV charging preparation.

The heart of the home is the stunning open-plan kitchen, dining and living space, measuring an impressive 21'5" x 16'2". Beautifully appointed, the bespoke kitchen is fitted with a comprehensive range of integrated Bosch appliances, sleek cabinetry and generous worktop space, creating a sophisticated yet highly functional environment. Elegant LVT flooring flows seamlessly throughout the ground floor, while full-width bi-folding doors flood the room with natural light and open onto the beautifully finished rear garden, effortlessly blending indoor and outdoor living. A stylish cloakroom completes the ground floor accommodation.

The first floor continues the home's high-quality finish, offering a generous double bedroom with fitted wardrobes and additional built-in storage off the landing. A luxurious three-piece shower room has been finished with contemporary fittings which finishes the first floor.

Externally, the property enjoys off-road parking to the front and a private rear garden, thoughtfully designed with an elegant Indian sandstone patio providing the perfect setting for alfresco dining and entertaining, alongside a lawned area, gated side access and outside lighting and power sockets.

Finished to an exceptional standard throughout, this impressive new-build home combines premium materials, contemporary design and energy-efficient modern construction, situated on a private road, creating a turnkey property perfectly suited to buyers seeking stylish, low-maintenance living without compromise.



## ACCOMODATION

### GROUND FLOOR

Entrance Hall

Cloakroom/WC

Kitchen/Reception Room

6.5m x 4.9m (21'3" x 16'0")

### FIRST FLOOR

Landing

Shower Room

Bedroom

4.7m x 3.2m (15'5" x 10'5")

### EXTERIOR

Frontage

Rear Garden

### Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

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.

# Land Adjacent, Rookery Lane Great Totham, Maldon, CM9 8DF

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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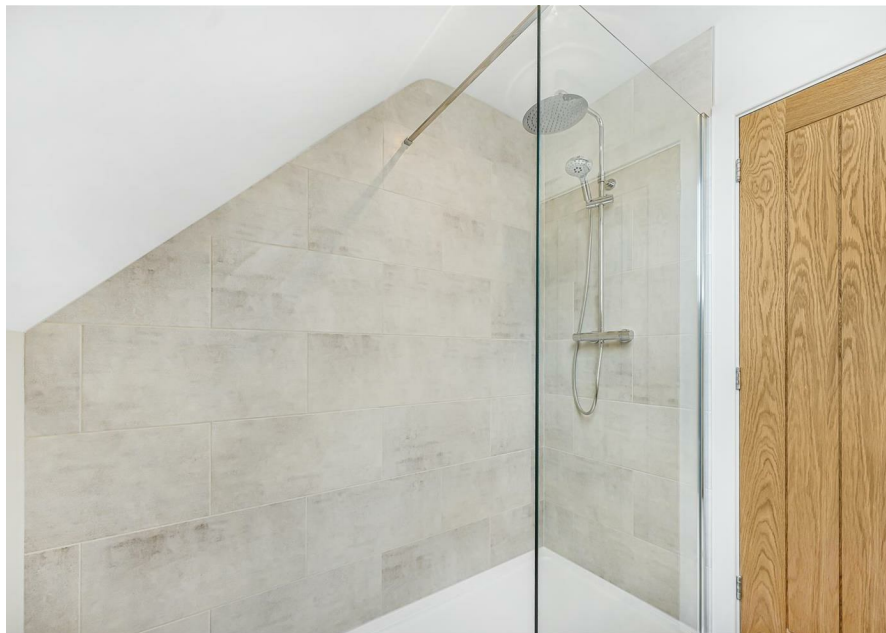
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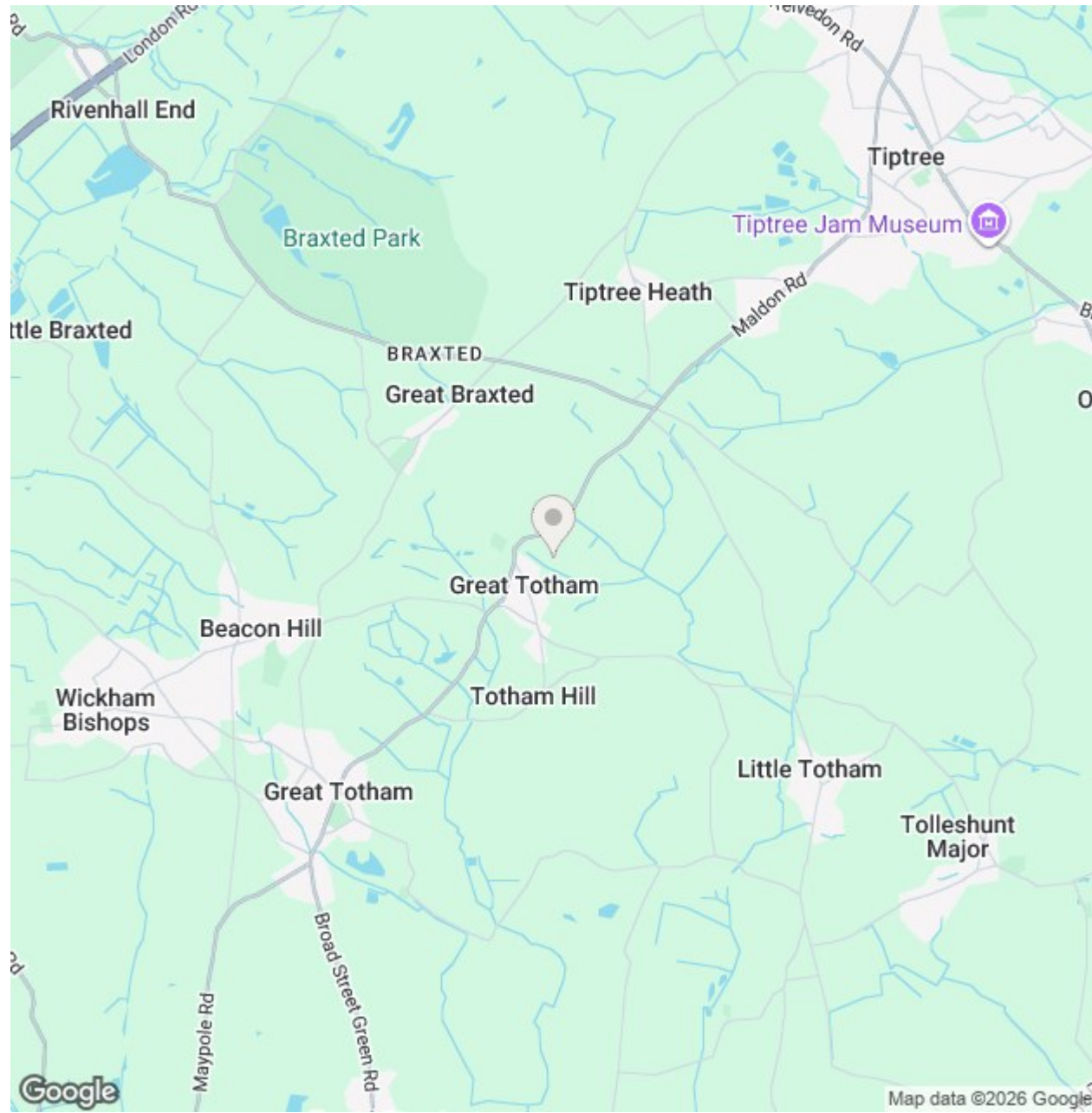
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