



Rookery Lane, Maldon CM9 8DF
Guide price £375,000

To view this property call
01621 734300

SJ WARREN
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The accommodation comprises

Guide Price £375,000 - £400,000...A brand new two-bedroom house forming part of a one-off development offering well-proportioned accommodation and a good standard of finish throughout. The property is situated on a private road and benefits from off-road parking for two cars, EV charging preparation and a private rear garden.

The ground floor comprises an open-plan kitchen, dining and living room, providing a good-sized living space with bi-folding doors opening onto the rear garden. The kitchen is fitted with contemporary units, integrated appliances and ample worktop space. There is LVT flooring throughout the ground floor, along with a useful cloakroom.

The first floor offers two good-sized double bedrooms, both with fitted wardrobes, and a modern family bathroom.

The rear garden has been landscaped and includes an Indian sandstone patio, lawn and gated side access. Outside lighting and power sockets are also provided, making the garden suitable for both seating and entertaining.

The property has been thoughtfully designed to provide modern and practical living accommodation, while the one-off nature of the development gives it a more individual feel.

The property provides a good opportunity to acquire a brand new, low-maintenance home with excellent living space, a private garden and modern features throughout.

ACCOMODATION

GROUND FLOOR

Entrance Hall

Cloakroom

Reception / Dining Room
16'6" x 11'3"

Kitchen
12'9" x 6'11"

FIRST FLOOR

Landing

Bedroom One
12'7" x 10'4"

Bedroom Two
12'0" x 8'11"

Family Bathroom

EXTERIOR

Frontage

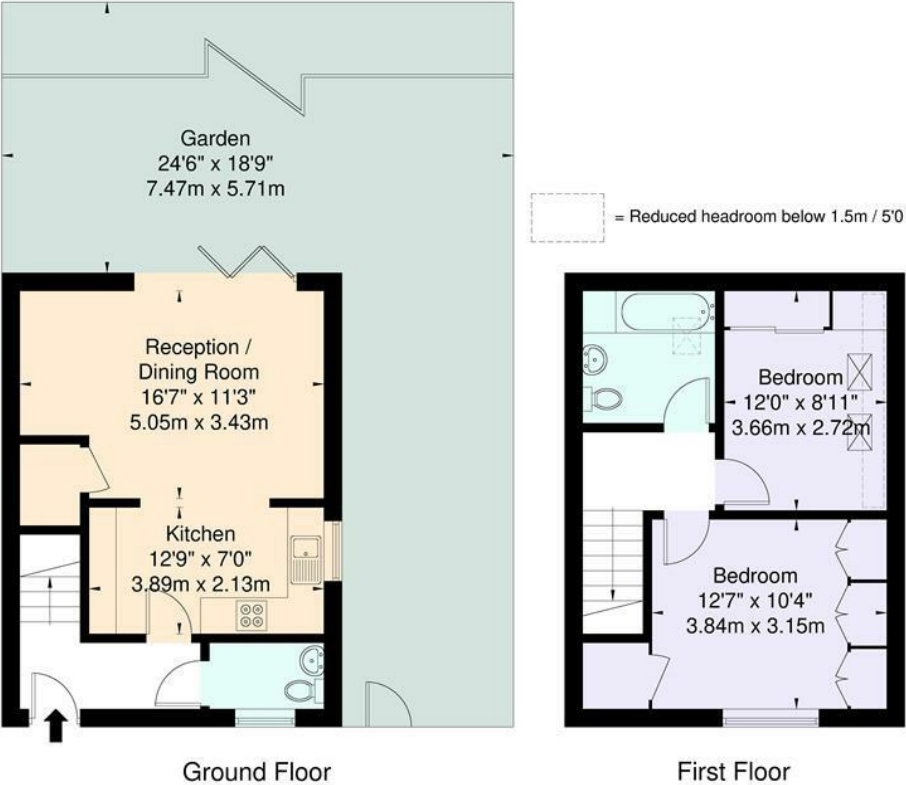
Rear Garden

Property Services

- Gas - NA
- Electric - Mains
- Water - Mains
- Drainage - Mains
- Heating - Air Source Heat Pump Local Authority - Maldon District Council

Rookery Lane, Great Gotham, CM9 8DF

Approximate Gross Internal Area = 70.2 sq m / 755 sq ft



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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