

Wantz Road, Maldon
CM9 5DB

CURTIS O'BOYLE

Sales & Lettings





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£395,000

Located just off Maldon's historic High Street, this deceptively spacious four-bedroom semi-detached home is beautifully presented throughout and arranged over three floors.

The ground floor offers a welcoming lounge, a separate dining room, and refitted in 2020 a modern kitchen overlooking the rear garden. A small utility area leads off the kitchen and provides access to a convenient wet room.

On the first floor, there are two well-proportioned bedrooms served by a modern shower room. The top floor features two additional bedrooms, both offering characterful accommodation with some limited headroom.

Externally, the property benefits from a paved rear garden, complete with a charming summerhouse-ideal for relaxing or entertaining.

ENTRANCE Entrance door, smooth ceiling, stairs to first floor, doors to lounge and dining room.

LOUNGE 12' 6" x 11' 5" (3.81m x 3.48m) Double glazed bay sash window to front aspect, radiator, textured ceiling brick fireplace with log burner.

DINING ROOM 12' 6" x 11' 5" (3.81m x 3.48m) Double glazed window to side aspect, radiator with cover, textured ceiling understairs cupboard, glazed door to:

KITCHEN/BREAKFAST ROOM 15' 5" x 7' 11" (4.7m x 2.41m) Double glazed window to side aspect, double glazed door to side aspect, smooth ceiling with inset downlighters, radiator, fitted base and wall units, ceramic sink unit with mixer tap inset into solid wood work tops, integrated slim dishwasher, built in electric oven and four ring hob with hood above, extractor, opening to:

UTILITY ROOM 5' 9" x 4' 9" (1.75m x 1.45m) Double glazed window to rear aspect, fitted units, solid wood work tops, integrated washing machine, wall mounted gas boiler concealed in cupboard, folding door to:

WET ROOM 5' 11" x 5' 6" (1.8m x 1.68m) Obscure double glazed window to side aspect, smooth ceiling with inset downlighters, heated towel rail, electric shower, wash hand basin with cupboard beneath, close coupled WC, tiled walls, extractor.

FIRST FLOOR LANDING Smooth ceiling, stairs to second floor, radiator, linen cupboard.

BEDROOM ONE 12' 6" x 11' 5" (3.81m x 3.48m) Double glazed sash window to front aspect, textured ceiling radiator, exposed floorboards, feature cast iron fireplace.

BEDROOM TWO 9' 7" x 8' 5" (2.92m x 2.57m) Double glazed sash window to rear aspect, radiator, smooth ceiling.

SHOWER ROOM 8' 8" x 7' 10" (2.64m x 2.39m) Obscure double glazed window to rear aspect, smooth ceiling, heated towel rail, radiator, corner shower cubicle, wash hand basin with cupboard beneath, close coupled WC, bidet.

SECOND FLOOR LANDING Double glazed sash window to side aspects, smooth ceiling.

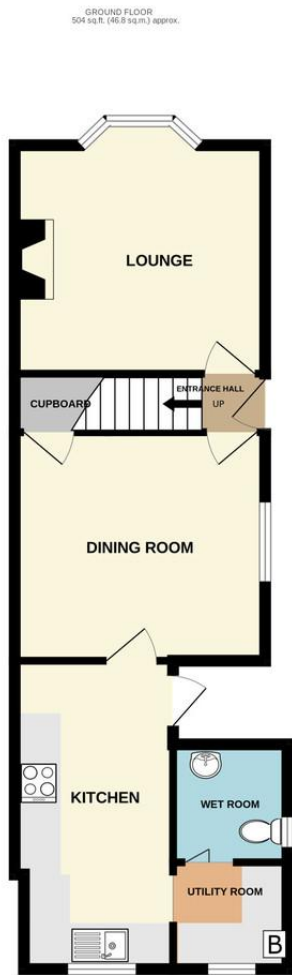
BEDROOM THREE 11' 2" x 7' 3" (3.4m x 2.21m) Double glazed skylight window to side aspect, smooth ceiling, radiator.

BEDROOM FOUR 11' x 7' 3" (3.35m x 2.21m) Double glazed skylight window to side aspect, smooth ceiling, radiator.

REAR GARDEN 26' x 20' (8m x 6m) Approx. Mostly paved, flower and shrub bed, timber summer house, brick wall to rear and side, gated side aspect.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



AWAITING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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