

# Wentworth Meadows, Maldon

CM9 6EJ

**CURTIS O'BOYLE**

Sales & Lettings





A beautifully presented semi-detached home, ideally situated in a highly sought-after turning within easy walking distance of the High Street.

This spacious property benefits from a substantial two-storey rear extension, offering versatile and well-proportioned accommodation throughout. The first floor features three generous bedrooms, including an impressive principal suite complete with a walk-in wardrobe and a large en-suite bathroom, alongside a modern family bathroom.

On the ground floor, a fourth bedroom with its own en-suite wet room provides excellent flexibility for guests or multigenerational living. The welcoming entrance lobby leads to a comfortable lounge, a separate dining room with French doors opening into a double-glazed conservatory, and a stylish, modern fitted kitchen/breakfast room.

Further benefits include a useful loft space, fully boarded and carpeted, providing excellent additional storage.

Externally, the property boasts a well-maintained rear garden extending approximately 60 feet, complete with a timber summerhouse and bar-perfect for entertaining. To the front, a block-paved driveway provides convenient off-street parking.

**ENTRANCE LOBBY** 10' x 5' 2" (3.05m x 1.57m) Double glazed entrance door, double glazed window to front aspect, radiator, coved to smooth ceiling, wood effect laminated flooring, double glazed sliding doors to lounge.

**BEDROOM FOUR/STUDY** 14' 7" x 8' 6" (4.44m x 2.59m) Double glazed window to front aspect, radiator, smooth ceiling, fitted wardrobe, door to:

**ENSUITE WET ROOM** 8' 8" x 5' 3" (2.64m x 1.6m) Double glazed window to side aspect, pedestal wash hand basin, close coupled WC, electric shower within glass block shower area, part tiled walls, smooth ceiling,

**LOUNGE** 21' 11" x 11' 4" (6.68m x 3.45m) Coved to smooth ceiling with inset downlighters, wood effect laminated flooring, feature fireplace, stairs to first floor, glazed French doors to:

**DINING ROOM** 10' 11" x 10' 8" (3.33m x 3.25m) Double glazed sliding patio door to conservatory, coved to smooth ceiling with inset downlighters, radiator, wood effect laminated flooring, door to:

**KITCHEN/BREAKFAST ROOM** 19' 4" x 8' 10" (5.89m x 2.69m) Double glazed window to rear aspect, double glazed door to side aspect, coved to smooth ceiling with inset downlighters, fitted base and wall units, breakfast bar, radiator, built in electric double oven and four ring hob with hood above, integrated dishwasher, sink unit with mixer tap inset into worktops, tiled splashbacks, space for washing machine and tumble dryer.

**CONSERVATORY** 11' 11" x 10' 9" (3.63m x 3.28m) Double glazed to three aspects, double glazed French doors to rear garden, radiator, wood effect laminated flooring.

**FIRST FLOOR LANDING** Coved to smooth ceiling, loft access (boarded with skylight window).

**BEDROOM ONE** 11' 8" x 10' 11" (3.56m x 3.33m) Double glazed window to rear aspect, radiator, coved to smooth ceiling, folding door to:

**WALK IN WARDROBE** 8' 2" x 5' 10" (2.49m x 1.78m) Coved to smooth ceiling, fitted wardrobes.

**ENSUITE** 10' 10" x 7' 10" (3.3m x 2.39m) Double glazed window to rear aspect, radiator, coved to smooth ceiling with inset downlighters, panelled corner bath with mixer tap and shower attachment, vanity wash hand basin, close coupled WC, part tiled walls.

**BEDROOM TWO** 15' 9" x 8' 4" (4.8m x 2.54m) Double glazed window to front aspect, radiator, coved to smooth ceiling, fitted wardrobes, over stairs cupboard.

**BEDROOM THREE** 9' 9" x 8' 10" (2.97m x 2.69m) Double glazed window to front aspect, radiator, coved to smooth ceiling, built in wardrobe/airing cupboard.

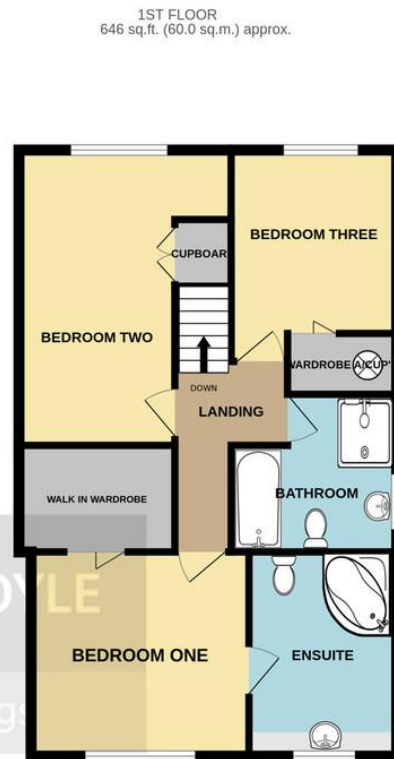
**BATHROOM** 8' 10" x 8' 5" (2.69m x 2.57m) Double glazed window to side aspect, radiator, coved to smooth ceiling, panelled bath, shower cubicle, pedestal wash hand basin, close coupled WC, tiled walls and floor.

**REAR GARDEN** 60' (18m) approx. in length. Paved patio area, area laid to lawn, bark area to rear, timber shed, timber summerhouse, timber bar with power, panelled fencing, outside power point and light, outside tap, gated side access.

**FRONT** Block paved driveway.



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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