

# Rennie Walk, Heybridge, Maldon

CM9 4QH

£725,000

CURTIS O'BOYLE

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This attractive six-bedroom detached property is situated within the sought-after Lakes development, occupying a tranquil position within the estate. At the end of the road are stunning views across the lakes, with waterside walks along the estuary and nearby canal providing a particularly appealing setting.

Arranged over three floors, the accommodation includes an entrance hall, lounge, study/playroom, open-plan family and dining area with fitted kitchen, utility room and ground floor WC. To the first floor is the master bedroom with en-suite shower room and dressing room, together with three further bedrooms served by a shower room, which also has Jack and Jill access to the second bedroom. The top floor provides two further double bedrooms and a bathroom.

Outside, the property benefits from a rear garden, together with a garage and carport providing useful parking and storage.

**ENTRANCE HALL** Double glazed entrance door and side panels, smooth ceiling, tiled floor, radiator, part panelled walls.

**CLOAKROOM** Smooth ceiling, extractor fan, tiled floor, wash hand basin, close coupled WC, radiator.

**STUDY/PLAY ROOM** 11' 11" x 8' 8" (3.63m x 2.64m) Double glazed window to front aspect with fitted shutters, radiator, smooth ceiling.

**LOUNGE** 15' 0" x 11' 7" (4.57m x 3.53m) Double glazed window to front aspect with fitted shutters, radiator, smooth ceiling, part panelled walls.

**FAMILY/DINING ROOM** 18' 9" x 11' (5.72m x 3.35m) Double glazed sliding patio doors to rear garden, two radiators, smooth ceiling, tiled floor, open plan to:

**KITCHEN** 12' 1" x 8' 1" (3.68m x 2.46m) + recess. Double glazed window to rear aspect, smooth ceiling, fitted base and wall units, double bowl stainless steel sink unit with mixer tap inset into worktops, built in electric oven and microwave, five ring gas hob with stainless steel splash back and hood, integrated dishwasher.

**UTILITY ROOM** 6' 1" x 5' 9" (1.85m x 1.75m) Double glazed door to side aspect, smooth ceiling, radiator, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, space for washing machine and tumble dryer, tiled floor, wall mounted gas boiler concealed in cupboard.

**FIRST FLOOR LANDING** Double glazed window to front aspect with fitted shutters, smooth ceiling, part panelled walls.

**BEDROOM ONE** 12' 7" x 11' 10" (3.84m x 3.61m) Double glazed window to front aspect with fitted shutters, radiator, smooth ceiling, panelled feature wall.

**DRESSING ROOM** 10' 5" x 6' (3.18m x 1.83m) Double glazed window to rear aspect, radiator, fitted wardrobes.

**ENSUITE** 10' 4" x 5' 2" (3.15m x 1.57m) Double glazed window to side aspect, heated towel rail, smooth ceiling with inset downlighting, extractor fan, electric shaver point, part tiled walls, tiled shower cubicle, twin wash hand basins, close coupled WC.

**BEDROOM TWO** 11' 8" x 8' 10" (3.56m x 2.69m) + recess. Double glazed window to front aspect with fitted shutters, radiator, smooth ceiling, door to:

**ENSUITE** 10' 4" x 5' 2" (3.15m x 1.57m) Smooth ceiling with inset downlighting, extractor fan, heated towel rail, tiled shower cubicle, close coupled WC, wash hand basin, door to:

**BEDROOM THREE** 9' 11" x 9' 6" (3.02m x 2.9m) + recess. Double glazed window to rear aspect, smooth ceiling, radiator.

**BEDROOM FOUR** 8' 8" x 6' 3" (2.64m x 1.91m) Double glazed window to rear aspect, radiator, smooth ceiling,

**SECOND FLOOR LANDING** Double glazed skylight window to rear aspect, radiator, cupboard housing hot water cylinder.

**BEDROOM FIVE** 16' 10" x 11' 10" (5.13m x 3.61m) Double glazed window to front aspect, double glazed skylight window to rear aspect, smooth ceiling, fitted wardrobes.

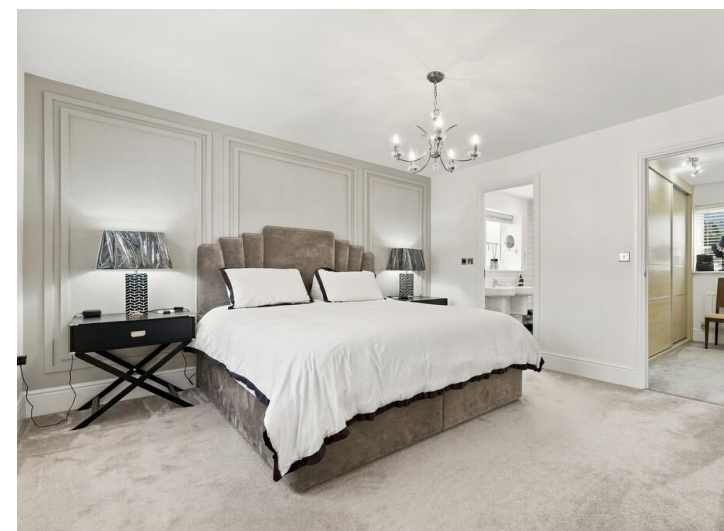
**BEDROOM SIX** 16' 10" x 8' 10" (5.13m x 2.69m) Double glazed window to front aspect, double glazed skylight window to rear aspect, radiator, fitted wardrobes and chest of drawers.

**BATHROOM** 7' 4" x 5' 10" (2.24m x 1.78m) + recess. Smooth ceiling with inset downlighting, panelled bath with shower over, close coupled WC, wash hand basin, part tiled walls, heated towel rail.

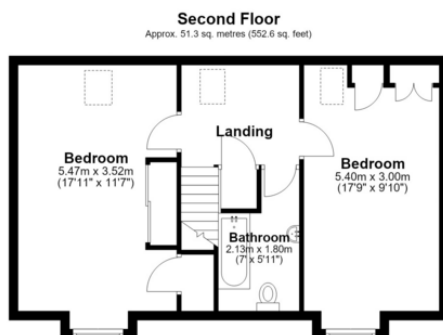
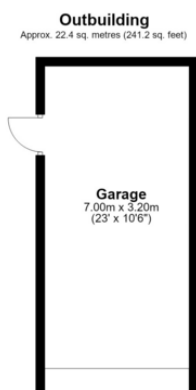
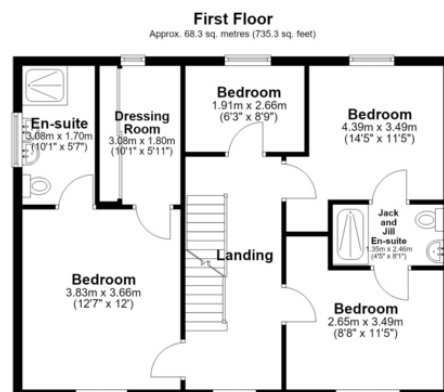
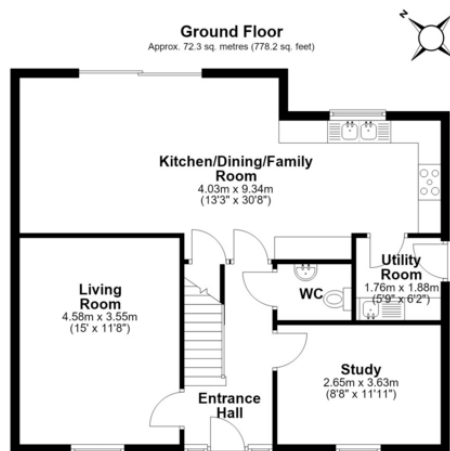
**REAR GARDEN** 45' x 33' (13.7m x 10m) approx. Paved patio area, laid to lawn, flower and shrub beds, outside tap, gated side access to:

**DRIVEWAY AND CARPORT** Covered driveway leading to:

**GARAGE** 22' 8" x 10' (6.91m x 3.05m) Double glazed door to garden, up and over door to front, power and light, eaves storage space.



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

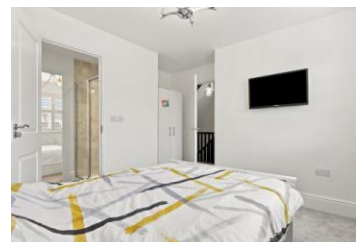


Total area: approx. 214.4 sq. metres (2307.3 sq. feet)

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Rennie Walk



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