



Goat Lodge Road, Great Totham Maldon CM9 8BT

welcome to

Goat Lodge Road, Great Totham Maldon

****GUIDE PRICE £700,000 - £725,000**** An exceptionally well-presented and extended detached family home offering contemporary accommodation throughout. Ideally situated within the highly regarded village of Great Totham, providing convenient access to local amenities, schools and transport links.



Entrance Porch

Covered porch area.

Entrance Hall

Part glazed door, stairs rising to first floor, doors leading to : -

Cloakroom

Double glazed obscure window to front, underfloor heating, white hand basin with tiled splashback, low level WC with storage.

Study/Dining Room

11' 2" x 10' 9" (3.40m x 3.28m)

Double glazed bay window to front aspect, radiator. Ideal space to be used as a large study, dining room or playroom.

Lounge

20' 5" x 14' (6.22m x 4.27m)

Double glazed bay window to front aspect. radiator, open fireplace with ornate surround, double glazed UPVC French doors with sidelights opening onto the garden.

Kitchen & Dining Area

20' 1" x 11' 2" (6.12m x 3.40m)

A spacious kitchen/dining room fitted with a contemporary two-tone range of wall and base units with stone worktops and matching central island providing additional preparation space and storage. The kitchen incorporates an induction hob, inset sink with filtered boiling water tap, integrated AEG and NEFF appliances, complemented by a glass splashback, recessed ceiling spotlights and Amtico flooring. There is ample space for a dining table and chairs, with windows to the side and rear aspects providing natural light, and French doors opening onto the rear garden. Radiator and power points.

Utility Room

9' 1" x 6' 6" (2.77m x 1.98m)

Fitted with a range of matching high-gloss wall and base units with stone work surface over an inset stainless steel sink with retractable hose mixer tap. Space and plumbing for washing machine and tumble dryer, mosaic-style tiled splashback, recessed ceiling spotlights and door providing access to the rear garden. The room benefits from underfloor heating, additional storage cupboards and Amtico flooring. Window to the rear aspect and power points.

Landing Area

Bright and airy with a large window to front aspect, loft access, doors leading to : -

Bedroom One

11' 6" x 10' 7" (3.51m x 3.23m)

Double bedroom with double glazed window, radiator, fitted mirrored wardrobes, pendant light, carpeted throughout.. Door leading to : -

En Suite

Comprising a fully tiled shower enclosure with glazed screen and wall-mounted rainfall shower, low-level WC and wash basin with mixer tap and storage below. Complemented by tiled walls and flooring, recessed ceiling lighting and an obscure glazed window providing natural light and ventilation.

Bedroom Two

17' 6" x 9' 6" (5.33m x 2.90m)

Double Bedroom with double glazed window, radiator, space for wardrobes, wood effect flooring.

Bedroom Three

11' 4" x 10' 7" (3.45m x 3.23m)

Double bedroom with double glazed window, radiator, space for wardrobes.

Bedroom Four

9' 5" x 7' 7" (2.87m x 2.31m)

Double glazed upvc window, radiator, space for wardrobes, carpeted throughout.

Bathroom

Comprising a walk-in shower enclosure with glazed screen and wall-mounted rainfall shower with additional handheld attachment, concealed cistern WC and vanity wash hand basin with mixer tap and storage below. Finished with custom acrylic bathroom panelling, recessed ceiling lighting and Amtico flooring. Obscure glazed window to the rear aspect providing natural light and ventilation.

Outside

Front Garden

Pathway with shrubs laid to lawn, driveway with double external power socket and water tap, leading to: -

Garage

Wide garage with up and over door, fitted with power.

Rear Garden

Wrap around corner plot garden with sandstone patio, laid to lawn with fence border complete with mature shrubs, outside tap, gated side access to garden both sides and access to the garage.



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welcome to

Goat Lodge Road, Great Totham Maldon

- Four Bedrooms
- Study
- Garage and Driveway
- Recently Renovated Kitchen/Diner
- En Suite to Master Bedroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£700,000 - £725,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104982 - 0010

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