

oakheart



£450,000

Asking Price

Malting Road, Peldon

Located in the popular village of Peldon, this well-presented three bedroom semi-detached home offers spacious and practical accommodation suited to modern family living. The standout feature of the property is the impressive open plan kitchen and family room, creating a bright and sociable hub of the home. Double doors open directly onto a decking area, providing an ideal space for entertaining or enjoying the garden during the warmer

months. A separate utility room adds further convenience and additional storage space.

To the front of the property is a welcoming lounge with an attractive open fire, offering a cosy and relaxing setting. Upstairs, the property provides three well-proportioned bedrooms, including a principal bedroom that benefits from its own ensuite shower room. The remaining

bedrooms are served by the family bathroom, making the layout both comfortable and practical.

Externally, the property enjoys an easy maintenance rear garden, perfect for those seeking outdoor space without extensive upkeep. A garage is situated to the rear of the property, providing useful parking or storage.











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**Approximate total area<sup>(1)</sup>**

105.7 m<sup>2</sup>  
1139 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Colchester

Tenure:

Freehold

Council Tax Band:

D

**Energy Efficiency Rating**

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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