



**Norfolk Road, Maldon CM9 6AT**

**welcome to**

## **Norfolk Road, Maldon**

Located on the DESIRABLE WESTERN DEVELOPMENT within reach of LOCAL SHOPS AND HIGHLY REGARDED SCHOOLS is this TWO DOUBLE BEDROOM home, boasting SOUTH FACING GARDEN as well as TWO ALLOCATED PARKING SPACES.



**Porch**

Composite entrance door to porch, further door to :-

**Entrance Hall**

Stairs rising to first floor, radiator, doors to :-

**Kitchen**

10' 6" x 6' 11" ( 3.20m x 2.11m )

Double glazed UPVC window to front, modern fitted kitchen comprising sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units and range of built in and free standing appliances, wall mounted gas boiler.

**Lounge**

17' 4" x 13' 1" max ( 5.28m x 3.99m max )

Double glazed UPVC window to rear, centrepiece electric fireplace, under stairs storage cupboard, radiator, door to :-

**Conservatory**

12' 6" x 9' 4" ( 3.81m x 2.84m )

UPVC double glazed construction with patio door to rear opening onto the garden.

**First Floor****Landing**

Doors to :-

**Bedroom One**

12' 6" x 9' 10" ( 3.81m x 3.00m )

Double glazed UPVC window to front, fitted wardrobe, built in over stairs storage cupboard, radiator.

**Bedroom Two**

13' x 7' 10" ( 3.96m x 2.39m )

Double glazed UPVC window to rear overlooking the garden, radiator.

**Bathroom**

9' 3" x 5' 3" ( 2.82m x 1.60m )

Double glazed UPVC window to rear, modern white suite comprising panel bath with shower over, low level WC and pedestal basin, part tiled walls, radiator.

**Outside****Front**

Laid to lawn with mature shrub border.

**Rear Garden**

South facing, enclosed by panel fence, laid to lawn with patio seating area.

**Parking**

Allocated parking for two vehicles.



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## Norfolk Road, Maldon

- Two Double Bedrooms
- Modern Kitchen & Bathroom
- South Facing Garden
- Allocated Parking
- Conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£300,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
MLN104656 - 0002

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