



**Atkins Crescent, MALDON CM9 6JB**



**welcome to**

**Atkins Crescent, MALDON**

Located on the DESIRABLE WYCKE PLACE DEVELOPMENT recently constructed by Crest Nicholson, is this MODERN THREE BEDROOM HOME boasting WELL PROPORTIONED GARDEN and off road parking for several vehicles, as well as EN SUITE TO MASTER BEDROOM. Offered with NO ONWARD CHAIN.



### **Entrance**

Porch area, part glazed door to :-

### **Entrance Hall**

Stairs rising to first floor, doors to :-

### **Cloakroom**

Double glazed UPVC window to front, white suite comprising low level WC and pedestal basin.

### **Kitchen Diner**

15' 8" x 9' 4" ( 4.78m x 2.84m )

Double glazed UPVC window to front, modern fitted kitchen comprising sink and drainer set in quartz work surfaces with matching upstands and range of eye and base level units, range of built in appliances, space for American style fridge freezer.

### **Lounge**

16' 7" max x 11' 7" plus recess ( 5.05m max x 3.53m plus recess )

Double glazed UPVC window and French doors to rear opening onto the garden, under stairs storage cupboard.

### **First Floor**

#### **Landing**

Loft access, doors to :-

#### **Bedroom One**

16' 3" x 9' 3" max ( 4.95m x 2.82m max )

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes with sliding doors, door to :-

#### **En Suite**

7' 3" x 4' 6" ( 2.21m x 1.37m )

Modern white suite comprising shower, low level WC and pedestal basin, part tiled walls, heated towel rail.

#### **Bedroom Two**

9' 3" x 9' 1" plus recess ( 2.82m x 2.77m plus recess )

Double glazed UPVC window to front, fitted wardrobes.

#### **Bedroom Three**

11' 8" x 5' plus recess ( 3.56m x 1.52m plus recess )

Double glazed UPVC window to rear overlooking the garden, range of fitted wardrobes and drawers with dressing table.

#### **Bathroom**

7' x 11' ( 2.13m x 3.35m )

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

### **Outside**

#### **Front**

Block paved driveway providing off road parking for several vehicles with EV charge point, shrub borders, gated side access to :-

#### **Rear Garden**

Enclosed by panel fence, laid to lawn with patio seating area.

#### **Agents Note**

An annual estate charge of £266.42 is payable towards the upkeep of the development.

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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## Atkins Crescent, MALDON

- No Onward Chain
- Generous Garden
- Driveway for Two Vehicles
- Remainder NHBC
- Desirable Wycke Place Development

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

# £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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