

Rookery Lane, CM9 8DF

**Guide price £325,000**

To view this property call

01621 734300

SJ WARREN

www.sjwarren.co.uk

## The accommodation comprises

Guide Price £325,000 - £350,000..A stunning newly built one-bedroom house offering well-proportioned accommodation and a high level of finish throughout. The property is situated on a private road and benefits from off-road parking for two cars, EV charging preparation and a private rear garden.

The accommodation starts with a spacious open-plan kitchen, dining and living room measuring 21'5" x 16'2". The kitchen is fitted with contemporary units, integrated Bosch appliances and ample worktop space. There is LVT flooring throughout the ground floor, with bi-folding doors providing access to the rear garden. A cloakroom is also located on this floor.

The first floor offers a good-sized double bedroom with fitted wardrobes and further built-in storage from the landing. There is also a modern three-piece shower room.

The rear garden has been landscaped and includes an Indian sandstone patio, lawn and gated side access. Outside lighting and power sockets are also provided.

The property provides a good opportunity to acquire a modern, low-maintenance home with excellent living space and a private garden.

**ACCOMODATION**

**GROUND FLOOR**

**Entrance Hall**

**Cloakroom/WC**

**Kitchen/Reception Room**
6.5m x 4.9m (21'3" x 16'0")

**FIRST FLOOR**

**Landing**

**Bedroom**
4.7m x 3.2m (15'5" x 10'5")

**Shower Room**

**EXTERIOR**

**Frontage**

**Rear Garden**

**Property Services**

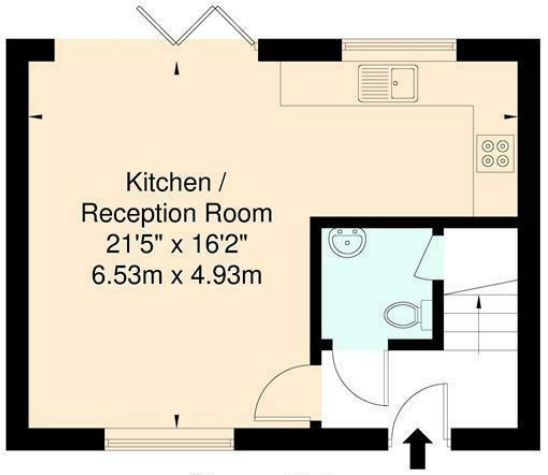
Gas - NA
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Air Source Heat Pump Local Authority - Maldon District Council

Land Adjacent, Rookery Lane Great Totham, Maldon, CM9 8DF

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft




First Floor




Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let



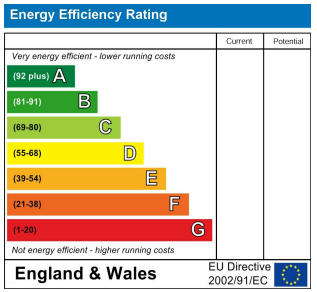


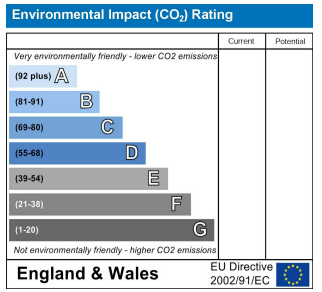




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