Whirledge & Nott

Land • Property • Development











Character Property: Maldon

Guide Price £735,000

CHELMSFORD OFFICE

For further information or to arrange to view this property please call

01245 231123

A unique architect-designed property set within the heart of Essex countryside within a plot of approximately 1 acre. Built in 1976, Nodrog is set within a tranquil location with excellent transport links to Maldon, Witham and Colchester with views overlooking adjoining farmland.

Additional Land Available

DETAILS

LOCATION

The property is located off the main road on Moors Farm Chase in the village of Little Totham, with views over open countryside.

The property is located approximately 4.5 miles from Maldon and 3.8 miles from Wickham Bishops. The A12 is located approximately 5.6 miles away, providing access to Colchester and Chelmsford within 30 minutes drive. Witham is approximately a 15 minute drive with mainline train access with direct rail links to London Liverpool Street.

THE PROPERTY

RICS®

Ground Floor

- Entrance Hallway: UPVC D/G door and windows with carpet flooring
- Living Room: (5.97 x 4.29m) Dual aspect with Metallic sliding door access to the rear gardens with window partition to the kitchen. Built-in cupboards, brick fireplace with pitched, wooden clad ceilings.
- Kitchen/Dining Room: (3.63 x 6.02m) D/G metallic sliding doors and windows to rear gardens, lino floor, two skylights, fitted kitchen units with laminate worksurface, electric oven and hobs with extractor hood over and stainless steel sink.
- Downstairs Bathroom: Skylight, laminate flooring, WC, sink and cupboard units with laminated surface, walk-in shower, heated towel rail and built-in airing cupboard
- Bedroom 1: (4.78 x 2.92m) UPVC D/G window to the front, carpet flooring, skylight, built-in wardrobes.
- Downstairs Bathroom 2: Fitted bath, WC, sink and cupboard unit, lino flooring with shower cubicle, part painted and part tiled walls.
- Bedroom 2: (4.75 x 3.96m) Metallic D/G sliding doors to rear gardens, carpet flooring and fitted wardrobes.
- Metal spiral staircase to the first floor.

First Floor

- Bedroom 3: (7.01 x 3.58m) Carpet flooring, skylight, triangular UPVC D/G window to rear.
- Bedroom 4: (3.96 x 3.58m) UPVC D/G window to rear, 2 x D/G skylights with carpet flooring.

EXTERNALLY

Intergrated double garage with up and over door and concrete floor. (5.99 x 4.93m) offering scope for conversion / incorporation into the main residence.

The garden, laid mostly to lawn, has been extended to provide new boundaries to the West and South, making the plot size approximately 1 acre. The buyer will be required to fence the new boundaries.

Off road parking for several vehicles.

ADDITIONAL LAND: £65,000 (*HIGHLIGHTED GREEN ON THE*

SALE PLAN)
Additional 0.76 Ac of land available.

The purchaser to erect and maintain a boundary within 3 months of completion.

LEGAL

SERVICES
We are informed that mains water and electricity are connected. There is oil fired central heating and cess pit drainage.

There is loft access available.

COUNCIL TAX BAND
The property is assessed as Council Tax Band F.

EPC
The property is classed as Band E.

RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY
The property is sold subject to any easements, quasi easements, wayleaves, rights of way or obligations whether mentioned in these particulars or not.

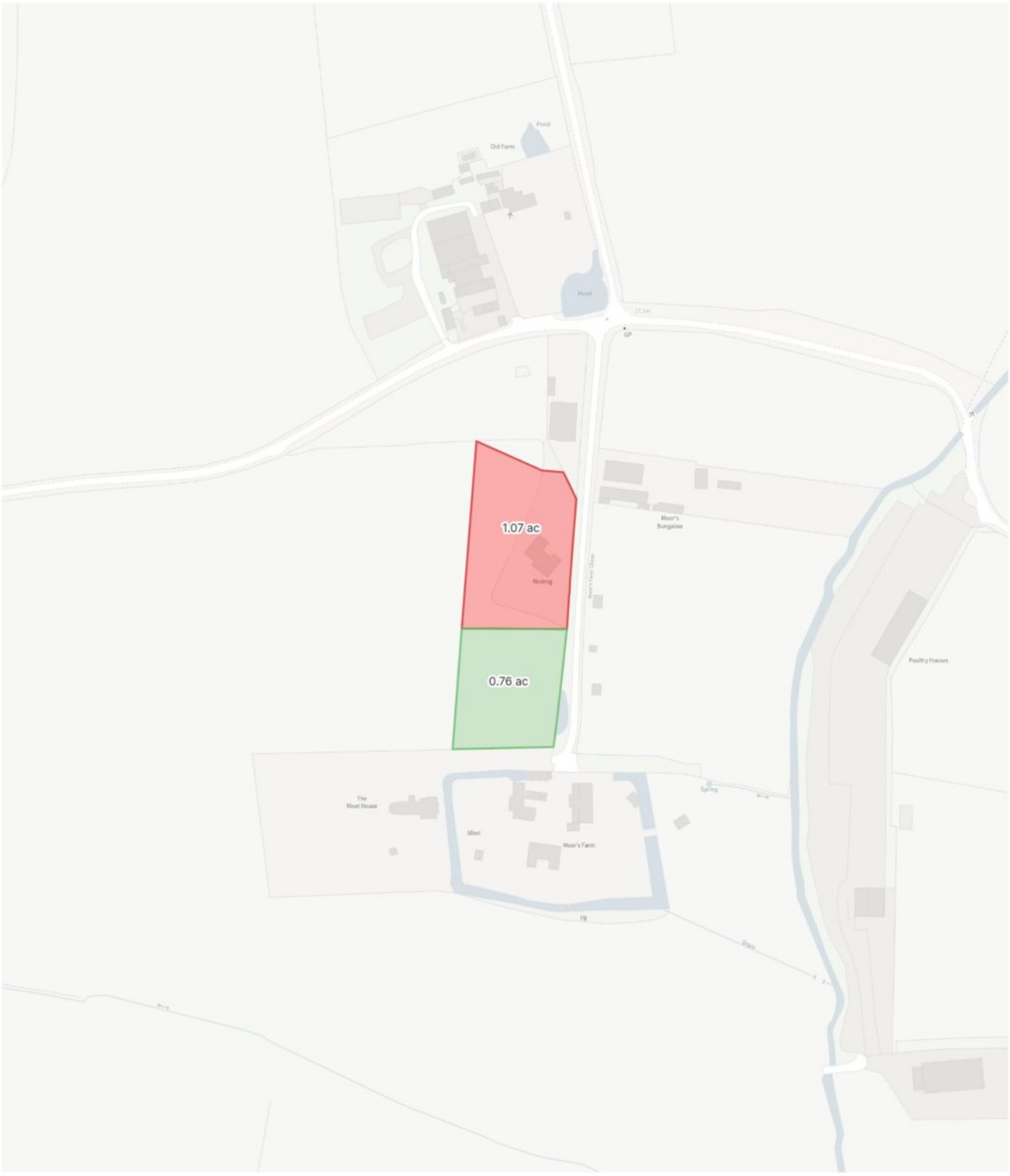
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VIEWING
Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

Nodrog, Moors Farm Chase, Little Totham, Maldon, CM9 8JD

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50 m
Scale 1:2500 (at A4)

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