



Sanderling Gardens, Heybridge MALDON CM9 4TP

welcome to

Sanderling Gardens, Heybridge MALDON

MODERN WELL-PRESENTED CORNER HOUSE on the popular Saltings Development in Heybridge, with FRENCH DOORS ONTO PRIVATE WEST FACING GARDEN, the property boasts MODERN KITCHEN AND BATHROOM as well as ALLOCATED AND VISITOR PARKING.



Entrance

Part glazed composite entrance door to :-

Entrance Hall

Double glazed UPVC window to side, quartz tiled flooring, door to :-

Lounge

12' 2" x 12' 1" plus recess (3.71m x 3.68m plus recess)
Double glazed UPVC French doors to side opening onto the garden, centrepiece electric fireplace, stairs rising to first floor, archway to :-

Kitchen

12' 2" x 5' 7" (3.71m x 1.70m)
Double glazed UPVC window to side overlooking the garden, modern fitted kitchen comprising sink and drainer set in roll top surfaces with matching splashbacks and range of eye and base level units, space for appliances, herringbone flooring.

First Floor

Landing

Loft access, large fitted storage cupboard/wardrobe with sliding mirrored doors, doors to :-

Bedroom

11' 4" x 8' 11" (3.45m x 2.72m)
Double glazed UPVC window to side overlooking the garden, built in cupboard, electric panel heater.

Bathroom

Double glazed UPVC window to side, contemporary suite comprising panel bath with electric shower over, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

Outside

Front

Gated side access to :-

Rear Garden

Enclosed by panel fence with double gated access to

side, ideal for pulling a motorbike or small trailer into the rear garden for secure storage. Predominantly laid to lawn with patio seating area and mature shrub borders.

Storage Shed

14' 7" x 5' 6" (4.45m x 1.68m)
Timber storage shed with power and light connected, could be converted for use as home office.

Tool Shed

9' 6" x 6' 6" (2.90m x 1.98m)
Timber shed with power and light connected.

Parking

Allocated parking space plus additional communal visitor spaces.



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Sanderling Gardens, Heybridge MALDON

- Modernised Throughout
- Private Garden Accessed From The Lounge
- Close to Local Shops
- Allocated Parking
- Storage Shed / Potential Home Office

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

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN105024 - 0003

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