

Fambridge Road, Maldon, Essex

£550,000



- DECEPTIVELY SPACIOUS DETACHED BUNGALOW SET WITHIN AN IMPRESSIVE PLOT
- ACCOMMODATION PERFECT FOR DISABILITY ADAPTION LIVING
- FOUR BEDROOMS WITH EN SUITE SHOWER TO MASTER BEDROOM
- 30' x 12'8" LIVING ROOM OVERLOOKING THE REAR GARDEN
- 17' OPEN PLAN KITCHEN/BREAKFAST ROOM
- UN-INTERRUPTED WESTERLY REAR GARDEN 90FT x 40FT



A UNIQUE opportunity to acquire this DETACHED BUNGALOW set within an impressive plot with a wonderful REAR GARDEN that measures APPROX 90ft x 40ft. Internally the DECEPTIVELY SPACIOUS living accommodation lends itself for DISABILITY ADAPTION and with relatively minor alternations, the generous existing interior would suit a child/adult with disabilities providing wheelchair access and maneuverability around rooms with ease. There is also huge scope to expand further by linking the detached garage and even utilising the roof volume by potentially creating first floor accommodation (subject to planning approvals).



The existing accommodation consists of four good sized bedrooms, a principal bedroom with EN SUITE shower room, 29'6 living room leading through to the open dining room both with patio doors and powered awnings leading out to the rear garden. In addition there is a 16'11 x 11'4 Kitchen/Breakfast room, a main bathroom, gas central heating and PVCu double glazing (where indicated).



Everything you need to enjoy Maldon and its beautiful surroundings are conveniently located on your door step. A bus stop, Maldon's Historic High Street, Promenade Park/river and doctors surgery are all within a mile. The Plume academy school and primary schools are also close by. A viewing is essential so as to appreciate the property fully. NO ONWARD CHAIN is also offered!! Energy Efficiency Rating D.



ACCOMMODATION COMPRISES (with approximate room sizes)

ENTRANCE HALLWAY

Part glazed entrance door, radiator. Airing cupboard and a 5'6 x 3'8 storage cupboard, access to loft, Doors to.

Master Bedroom 16'8 x 11'2 (5.08m x 3.40m)

PVCu double glazed bay window to front and window to side, radiator. door to:

EN SUITE

Window to side, three piece suite comprising; WC, wash hand basin and shower cubicle.

BEDROOM TWO 11'9 x 9'10 (3.61m x 3.00m).

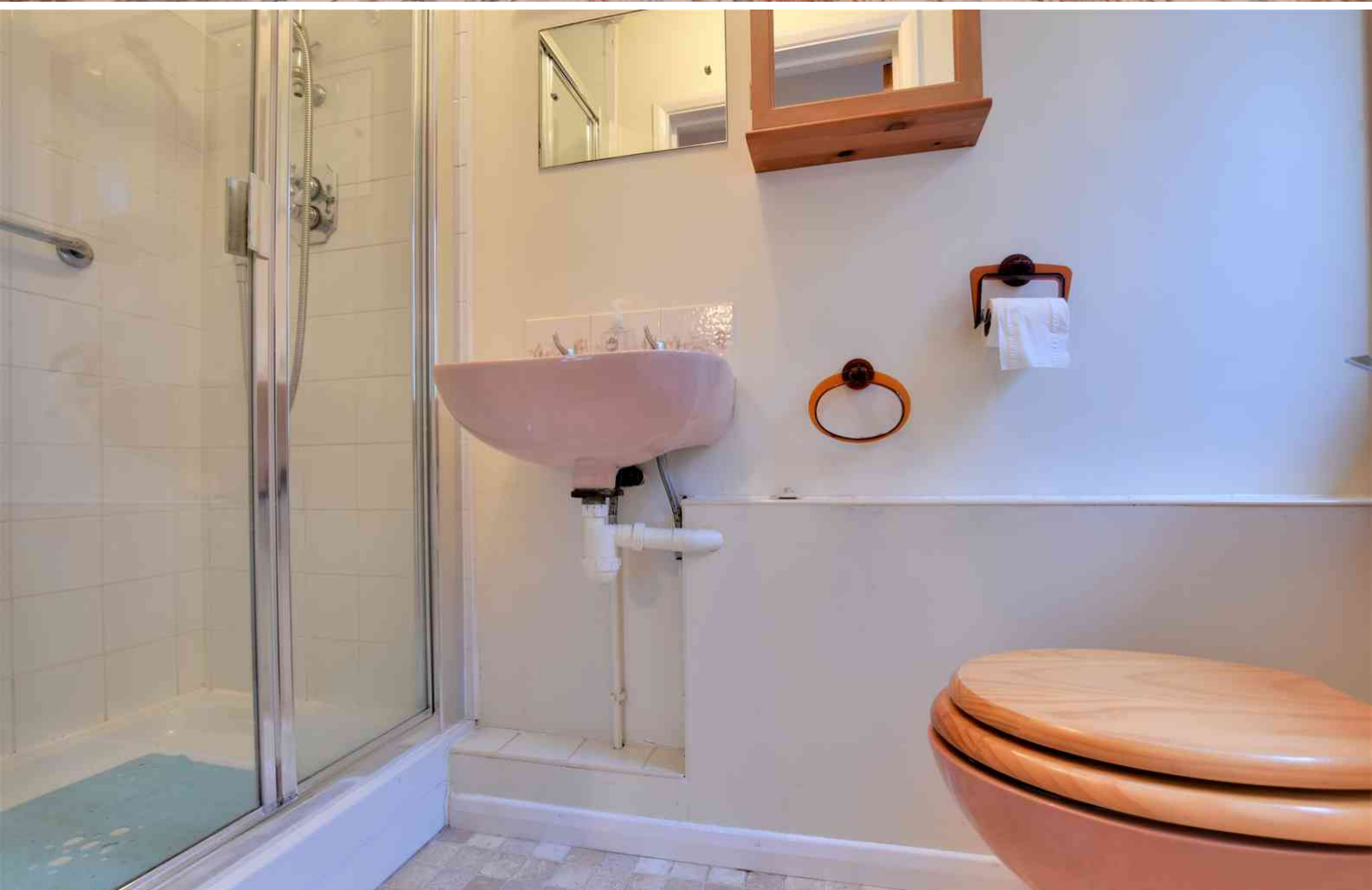
A double room with window to rear, radiator.

BEDROOM THREE 12'9 x 8'0 (3.86m x 2.44m).

A double room with window to front and side, radiator.

BEDROOM FOUR 9'7 x 7'5 (2.92m x 2.26m).

A single room with window to front, radiator.







MAIN BATHROOM 11'2 x 5'6 (3.40m x 1.68m).

Four piece suite comprising; WC, wash hand basin with vanity unit, panel enclosed bath with mixer tap and shower attachment, bidet, part tiled walls. Window to side, radiator.

KITCHEN/BREAKFAST ROOM 16'11 x 11'4 (5.18m x 3.45m).

Fitted with a range of base and wall units with one and half sink and drainer unit. Space for various appliances (which can remain if required). Floor standing gas heating boiler, door to dining room. Door to side with outside light and window to side.



OPEN PLAN DINING ROOM 9'11 x 9'10 (3.05m x 3.00m).

Dual aspect with PVCu double glazed window to side and patio doors with powered sun awning leading to the rear garden. Archway open plan to the living room.

LIVING ROOM 29'6 x 11'2 > 12'8 (9.14m x 3.86m).

This spacious impressive sized room is dual aspect drawing lots of natural light. Patio doors with powered sun awning leading to the rear garden and two windows to the side, three radiators, TV points. Door to the entrance hall.





FRONTAGE

Tarmac and block paved driveway for six vehicles leading to the Detached Double Garage. External security light. Pathway access to both sides leading to the rear garden.

DETACHED DOUBLE GARAGE 17'0 x 16'2 (5.18m x 5.10m).

Remote up and over door, power and lighting. Personal door to rear.

WESTERLY REAR GARDEN 90' x 40' (27.43m x 11.58m).

Uninterrupted and mature secluded rear garden features a good size block paved patio area with powered sun shade awnings over both patio doors. The remaining section of rear garden is predominately laid to lawn surrounded by mature shrubs and trees. There is a outside tap and shed.

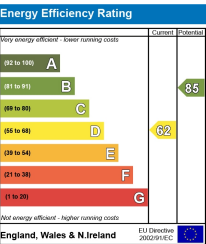




TOTAL APPROX. FLOOR AREA 1570 SQ. FT. (145.8 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY GRAPHS

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

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