



- Sought After Maldon Road District
- Imposing Detached Residence
- Exceptionally Well Presented Throughout
- Abundance Of Period Features
- Two Generous Reception Rooms
- Five Generous Bedrooms
- Two Luxury Bathrooms
- Stunning Kitchen/Diner
- Sizeable Rear Garden
- Private Driveway

## 141 Maldon Road, Colchester, Essex. CO3 3BJ.

We are privileged to present to the market this imposing and grand five bedroom detached residence, set proudly on this highly sought after road, within walking distance of the Town, Station some of the country's finest schools. Packed with elegance and charm, this fine period home boasts a vast array of beautifully presented accommodation spread over three floors - Making the perfect long-term home for a growing family. The current owners have meticulously upgraded this home and their attention to detail flows throughout the home, as it is presented to the market in pristine condition and offers some truly stunning décor and fine finishes throughout.





# Property Details.

## Ground Floor

### Reception Hall

With hardwood parquet flooring, stained glass window to side aspect, column radiator, stairs rising to first floor, doors to;

### Sitting Room



16' 0" x 12' 0" (4.88m x 3.66m) With original bay window to front aspect, window to side, column style radiator, bespoke fitted storage.

### Living Room

20' 8" x 15' 10" (6.30m x 4.83m) With box bay window and door to rear aspect, two windows to side, column style radiator, cast iron open fireplace.

### Inner Hall

With large under stairs storage cupboard, open to;

### Library/Study

12' 10" x 10' 3" (3.91m x 3.12m) With window to side aspect with fitted shutters, column style radiator, bespoke fitted storage.

### Open Plan Kitchen/Dining Room

### Kitchen Area



14' 4" x 12' 1" (4.37m x 3.68m) With window to side aspect with fitted shutters, hardwood parquet flooring, fully fitted shaker style kitchen with matching island unit, granite worktops, inset double butler sink with water softener, gas rangemaster cooker, integrated dishwasher, space for fridge/freezer.

### Dining Area



14' " x 14' 11" (NaNm x 4.55m) With door to side aspect, window to side, and double doors providing access to the rear garden, hardwood Parquet flooring, column style radiator, door to;

### Utility Room

With worktops and units with space and plumbing for washing machine and tumble dryer, door to;

### WC

With wash hand basin, low level WC, part tiled walls, access to air raid shelter.

## First Floor

### First Floor Landing

With large window to side aspect, stairs rising to first floor with storage under, two column style radiators, airing cupboard, doors to;

# Property Details.

## Bedroom One



16' 0" x 12' 11" (4.88m x 3.94m) With two double glazed windows to front aspect, feature cast iron fireplace, column style radiator, door to;

## En-Suite Four Piece Bathroom

With two windows to front aspect, tiled flooring, wash hand vanity basin, inset bath with mixer taps, enclosed shower cubicle, low level WC.

## Bedroom Two

17' 0" x 12' 9" (5.18m x 3.89m) With window to rear aspect, column style radiator, cast iron fireplace.

## Bedroom Three

12' 11" x 11' 11" (3.94m x 3.63m) With window to rear aspect, column style radiator, cast iron fireplace.

## Bathroom



With window to side aspect, Fired Earth tiling, heritage wash hand basin, low level WC, Alban freestanding bath tub with built in Heritage taps, walk in double shower cubicle.

## Second Floor

### Second Floor Landing

With doors to;

### Bedroom Four

15' 7" x 12' 1" (4.75m x 3.68m) With window to side, aspect, built in storage, column style radiator, door to;

### Shower Room

With Velux window, heated towel rail, low level WC, wash hand basin, fully tiled walk in shower area with extractor.

### Bedroom Five

12' 1" x 10' 2" (3.68m x 3.10m) With window to side aspect, column style radiator, built in storage and eaves access and storage.

## Outside

### Front Garden

Outside, the property is approached by a handsome front garden which is enclosed by brick walling and steps lead up towards the home. The house itself is privately screened by mature hedges and there is also a gate providing secure side access to both sides.

### Rear Garden



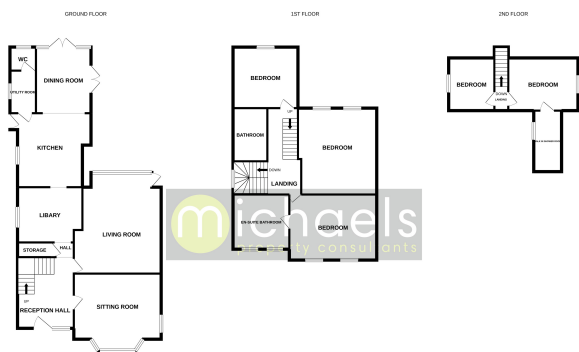
To the rear there is a beautifully established garden which is West facing and therefore is a sun trap for the entire afternoon. The garden itself wraps around in an L-shaped fashion and comes with a garden shed and large summerhouse.

### Parking

The property also comes with the unusual benefit of private parking allocated to the rear accessed via Ireton Road and provides parking for two cars.

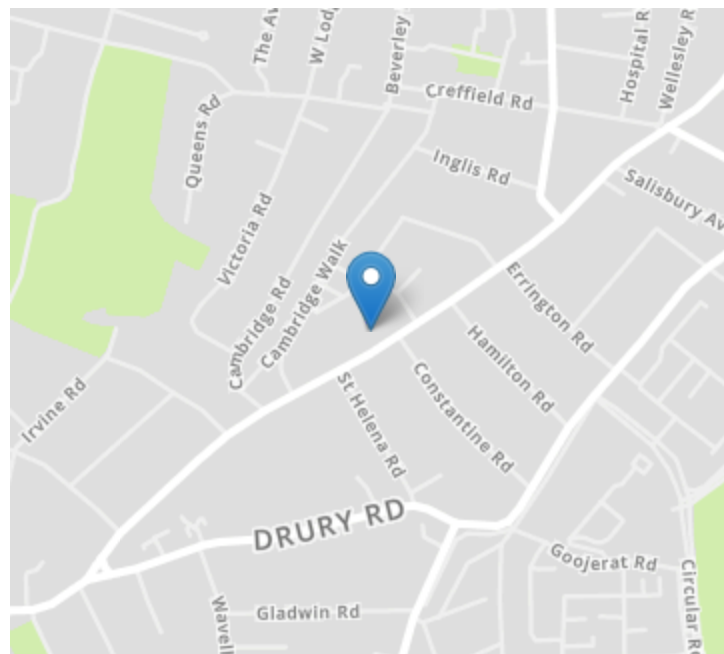
# Property Details.

## Floorplans



Whilst every effort has been made to ensure the accuracy of the floorplan, the accuracy of the same, whether used in any other way, is not guaranteed and the responsibility is taken for any and all consequences of its use. The floorplan is provided as a guide only and should not be relied upon for any purpose other than that for which it is intended. It is not intended to be used as a legal document and should not be used as such. It is not intended to be used as a legal document and should not be used as such. It is not intended to be used as a legal document and should not be used as such.

## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.