

Mirosa Reach, Maldon, Essex

£550,000



- Improved and extended detached home
- Living room, dining room, study, conservatory and family room
- Fitted kitchen, ground floor WC and utility room
- Five bedrooms, two en-suites and family bathroom
- Corner plot, ample parking
- Landscaped Front & Rear Gardens
- Energy efficiency rating: D.



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Introduction

The perfect family home? Situated on this popular development this executive detached home has been improved and extended and can be found on an enviable corner plot. Once inside you will be impressed with the amount of accommodation on offer. To the ground floor there is a living room, dining room and study, as well as fitted kitchen with utility room, ground floor cloakroom and conservatory overlooking the garden. Furthermore opening from the conservatory is a family room extension as well as a ground floor bedroom with modern en-suite. Upstairs there are four bedrooms and family bathroom, and bedroom one benefits from an en-suite. Outside there is off road parking to front with garage for storage (part converted for ground floor bedroom and en-suite). The rear garden has been landscaped with low maintenance in mind with artificial lawn.

Local area

The property is situated to the south side of Maldon town which gives great road access and is within close proximity to Madison Heights leisure area and The Promenade Park. Maldon Town Centre/High Street are within walking distance for most. The historic town provides a range of independent and national shops as well as many eateries and public houses.

Composite entrance door opening to the entrance hallway

Wood effect flooring, radiator, under stairs cupboard and doors to all rooms.

Living Room

13' 7" x 15' 0" (4.14m x 4.57m) PVCu double glazed bay window to front, two radiators, coving to smooth ceiling, feature fireplace with coal effect fire.

Down Stairs Cloakroom

Obscure PVCu double glazed window to side, radiator, suite comprising of low level WC, wash hand basin with tiled splash backs and coving.

Kitchen/Breakfast Room

9' 4" x 13' 8" (2.84m x 4.17m) PVCu double glazed windows to rear and side. Refitted kitchen with base and wall mounted units, 1 1/2 bowl single drainer sink unit with mixer tap set in to oak work tops, space for fridge freezer, freestanding range double oven with extractor over, part tiled to walls and door to:

Utility Room

5' 0" x 6' 0" (1.52m x 1.83m) Door to side, radiator, base unit, single drainer sink unit with mixer tap, part tiled to walls, space for washing machine and tumble dryer.

Study

6' 6" x 7' 1" (1.98m x 2.16m) PVCu double glazed window to front, radiator and coving.

Dining Room

11' 0" x 10' 6" (3.35m x 3.20m) Radiator, coving, wood effect flooring, open plan to conservatory..

Conservatory

12' 5" x 15' 0" (3.78m x 4.57m) PVCu double glazed windows and poly-carbonate roof, two radiators, open doorway to the family room and archway opening to the dining room.





Family Room
12' 0" x 17' 2" (3.66m x 5.23m) 12' 0" x 17' 2" (3.66m x 5.23m) Irregular shape (measured to maximum points). Vaulted ceiling with two velux style windows and radiator. Door to ground floor bedroom.

Ground Floor Bedroom
8' 10" x 11' 3" (2.69m x 3.43m) Double glazed window to rear and door through to en-suite.

En-suite
Modern en-suite comprising walk in shower, wash hand basin, concealed cistern WC, heated towel rail, tiled walls.

First Floor Landing
Airing cupboard housing hot water cylinder, access to loft, doors to-

Master Bedroom
13' 7" x 14' 11" (4.14m x 4.55m) PVCu double glazed window to front, radiator, coving, modern fitted furniture.

En Suite to Master
Obscure PVCu double glazed window to side, radiator, three piece suite comprising of low level WC, pedestal wash hand basin, tiled splash backs with shaver/light over, corner shower cubicle with shower system and coving.

Bedroom Two
9' 6" x 13' 8" (2.90m x 4.17m) PVCu double glazed window to rear, radiator and coving.

Bedroom Three
7' 0" x 11' 0" (2.13m x 3.35m) PVCu double glazed window to front, radiator and coving.

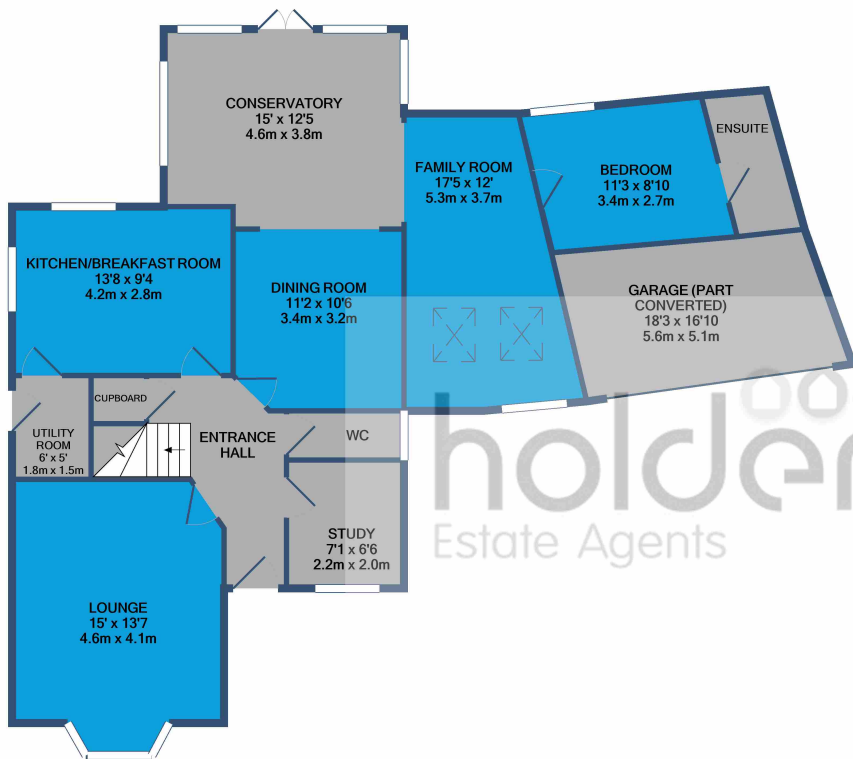
Bedroom Four 11' x 6'6. (3.35m x 1.98m).
6' 6" x 11' 0" (1.98m x 3.35m) PVCu double glazed window to rear, radiator and coving.

Bathroom
Obscure PVCu double glazed window to side. White replacement three-piece suite comprising of low level WC, wash hand basin with mixer tap and vanity cupboard under, panelled bath with mixer tap, ceramic tiled walls, radiator.

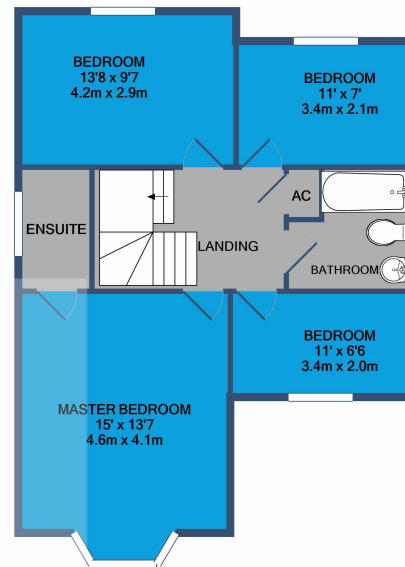
Frontage
Landscaped for low maintenance, large area of block paving for three cars, wrought iron black railing perimeter, gate leading to the rear garden.

Double Garage (Part converted for ground floor bedroom and en-suite)
Up and over door, power and light connected.

Rear Garden
Patio area with remainder laid to lawn, access to side, further patio area to end of garden, enclosed borders, artificial turf, (summer house with hot tub sold by separate negotiation).



GROUND FLOOR
APPROX. FLOOR
AREA 1287 SQ.FT.
(119.5 SQ.M.)



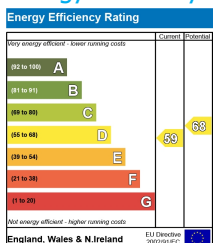
1ST FLOOR
APPROX. FLOOR
AREA 669 SQ.FT.
(62.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1956 SQ.FT. (181.7 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



Energy Impact 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.

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

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