

The Orchard, Heybridge, Maldon, Essex

£610,000



- Executive Contemporary Detached Home
- Luxury open plan kitchen/dining room
- Conservatory overlooking garden, sitting room
- Four double bedrooms, family bathroom
- Master bedroom with breathtaking four piece bathroom
- Garage and off road parking, enclosed garden
- EPC rating - C



Introduction

A high specification executive detached home that has been subject to extensive improvements to create a modern family home. The property is located in a sought after no through road tunding. Inside to the ground floor there is an inviting hallway with ground floor cloakroom, a sitting room and stunning open plan kitchen/dining room that leads to a large conservatory to the rear of the property. On the first floor there are three bedrooms - bedroom two benefits from dressing area and en-suite. There is also a family bathroom to this floor. On the second floor there is a stunning master suite, that has been designed to create a luxurious bedroom with walk in dressing area, and fantastic four piece bathroom suite. Outside there is a driveway with garage to side, as along with a low maintenance rear garden.



Local area

The property can be found off of Crescent Road, in a select no through road tunding. Conveniently placed for Maldon town centre, with it's full range of shops, recreational facilities and good schooling, as well as famous Hythe Quay and Promenade Park. For the commuter, Hatfield Peverel with mainline train station and A12 access can be reached within 4.6 miles.



Ground Floor

Hallway

Stairs leading to the first floor, with under stairs cupboard. Double glazed window to front. Radiator. Wooden flooring and door to ground floor cloakroom, through to lounge and kitchen.



Ground floor cloakroom

Re-fitted modern suite with wall hung WC and concealed cistern. Corner wash hand basin with storage beneath. Wall mounted heated towel rail. Opaque double glazed window to front. Part tiled walls and tiled flooring

Sitting Room

13' 2" x 21' 9" (4.01m x 6.63m) Double glazed square bay window to front. Radiator. Feature recessed fireplace. Doors leading into conservatory.

Kitchen/Dining Room

17' 6" x 21' 9" (5.33m x 6.63m) - (Measurements to maximum points) Fantastic re-fitted and re-designed kitchen, finished to an exceptionally high standard. Double glazed square bay window to front, and double glazed window to rear. There are a great range of granite work surfaces with granite upstands, ample cream high gloss drawers and cupboards. Within the worktop there is sink unit with mixer tap, along with an instant hot water tap and integrated drainer. Range of built in appliances that include washer/dryer, dishwasher, wine cooler. Rangemaster cooker. Built in microwave. Further range of storage cupboards with built in fridge and freezer. Central island with granite worktop, providing a seating and eating area, with storage and cupboards beneath. Wooden flooring. Radiator.

Conservatory

10' 9" x 16' 9" (3.28m x 5.11m) With double glazed windows to three sides, French doors leading to the garden with further door to side. A good sized conservatory offering flexible living space, wooden floor, pitched self-cleaning roof with opening fanlights. Access through into the kitchen/family room.

First Floor

Landing

Double glazed window to front. Radiator. Airing cupboard. Stairs leading to second floor.







Bedroom Two

10' 6" x 13' 1" (3.20m x 3.99m) Double glazed window to front, radiator. Archway to dressing room

Dressing area and en-suite

Double glazed window to rear. Built in wardrobe, and door to en-suite.

En-Suite with Opaque double glazed window to rear aspect. Modern re-fitted suite including white corner shower tray, with sliding doors. Wall mounted shower head and mixer. Vanity unit with inset sink unit and mixer tap. Storage beneath. Low level WC with concealed cistern. Heated towel rail. Tiled floors and walls.

Bedroom Three

11' 7" x 13' 6" (3.53m x 4.11m) Double glazed window to rear, radiator.

Bedroom Four

9' 9" x 13' 5" (2.97m x 4.09m) Double glazed window to front, radiator.

Family bathroom

Opaque double glazed window to rear. Modern re-fitted luxury bathroom which includes panelled enclosed bath with shower screen, mixer taps and separate overhead shower. Vanity unit with inset wash hand basin and storage under. Low level WC with concealed cistern. Heated towel rail. Tiled walls and floor.

Second Floor

Master suite

A superb feature of this property. Once two bedrooms, this area has been re-designed to create a luxury master suite with dressing area and stunning bathroom.

Landing

Velux window, doors to bedroom and bathroom.





Bedroom One

16' 4" x 16' 9" (4.98m x 5.11m) Double glazed window to front, and two Velux windows to rear. Arch to dressing room. Dressing Room With a range of shelving and hanging rails to either side.

Master Suite Bathroom

10' 7" x 16' 2" (3.23m x 4.93m) This bathroom has the wow factor! Fitted to an exceptional standard, this spacious bathroom comprises bath with tiled surround, tiled display area. Mixer tap. Wall mounted television. Large and impressive walk in shower cubicle with glass side and end panels, wall mounted shower. Low level WC. Vanity unit with inset sink and mixer taps, with storage under. Ceiling mounted speakers. Tiled floor and walls. Fitted dressing table unit. Heated towel rail. Opaque double glazed window to front, and Velux window to rear aspect.

Outside

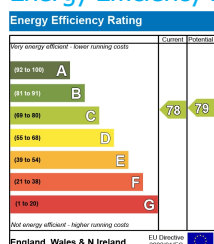
Parking, garage and garden

To the front of the property there are iron railings, low maintenance small front garden area, with path leading to the entrance door. To the side of the property there is parking which in turn leads to the garage, with up and over door, power and light. Door to side leading into the garden. The rear garden has been paved and provides a low maintenance garden, ideal for summer entertaining. Space for hot tub.



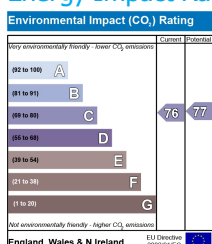
ENERGY GRAPHS

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

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Maldon Office
15 High Street
Maldon
Essex
CM9 5PE



Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

t. 01621 841 011
e. maldon@holdenestates.co.uk

Available 7 days a week
Monday – Friday 9am – 6pm Saturday 9am – 5pm
Sunday and Bank Holidays 10am – 1pm (phone service)

t. 01621 983 983
e. tiptree@holdenestates.co.uk