

Cedar Chase, Heybridge, Maldon, Essex

OFFERS OVER £375,000



- Much-Improved semi-detached house
- Open plan living/dining with bespoke modern kitchen
- Light and airy modern living
- Three bedrooms and first floor bathroom
- Off road parking and garage
- Potential to extend (STP)
- 55ft x 32ft rear garden
- EPC rating - see agents note



Introduction

This fantastic property has been much improved by the current seller and offers a wonderful light and airy feeling throughout. It has been thoughtfully designed for modern family living with a host of improvements. Furthermore, the property is being sold with no onward chain and situated within a desirable turning. In brief the accommodation comprises; three bedrooms, luxurious first floor bathroom, a generously sized lounge and an impressive open plan kitchen/breakfast/dining space with a full wall of windows overlooking the garden. Outside there is ample driveway parking, a garage and a large rear garden. Further more the property provides scope to extend to the side with potential to create additional ground floor and first floor accommodation. This well presented home is one not to miss.

Local area

The property is located in Heybridge, close to local amenities including; Bentalls shopping complex, Plantation playing fields and bus stop with links to Maldon and Colchester. The larger town of Maldon can be reached by car in a matter of minutes with its full range of shopping and recreational facilities, Plume Academy, Hythe Quay and Promenade Park.





Ground Floor

Entrance Hall

Door to front with two opaque double glazed side panes, stairs rising to the first floor, radiator, under stairs cupboard and doorways to:

Living Room

12' 5" x 19' 4" (3.78m x 5.89m) Double glazed window to front, modern gas fire place, radiator and open to:

Dining Area

Open plan to the kitchen, full double glazed wall to the rear overlooking the garden, radiator, vaulted ceiling with inset spot lights open to:

Kitchen

18' 8" x 19' 6" (5.69m x 5.94m) Maximum measurements for the kitchen/dining area... A modern sleek kitchen, fitted with an extensive range of cupboard and drawer units, incorporating an integrated fridge/freezer, integrated dishwasher, built-in oven and microwave oven, inset induction hob with extractor above. worktops with breakfast bar and matching upstands, inset sink drainer unit with mixer tap and under unit lighting. Double glazed door to side leading to the garden.







First Floor

Landing

Double glazed window to side, stairs to the ground floor, access to loft, storage cupboard and doors leading to:

Bedroom One

9' 4" x 10' 6" (2.84m x 3.20m) Double glazed window to front, radiator and fitted wardrobes with rails and shelving and sliding mirrored doors.

Bedroom Two

9' 6" x 10' 2" (2.90m x 3.10m) Double glazed window to front, radiator and fitted wardrobes with rails and shelving and sliding doors.

Bedroom Three

6' 7" x 8' 5" (2.01m x 2.57m) Double glazed window to front, radiator and cupboard housing Vaillant combi-boiler.

Bathroom

Opaque double glazed window to rear, suite comprising L-shaped panelled bath with mixer tap, shower attachment and independent rainfall shower. Glass shower screen, close coupled WC, semi-pedestal wash hand basin with mixer tap. Heated towel rail and natural solid tiling to walls and floor.





Outside

Front

Commencing with a shingle driveway providing ample parking and leading to the garage. There is also a flower bed border. A side gate gives access to the rear garden.

Garage

18' 9" x 8' 9" (5.71m x 2.67m)

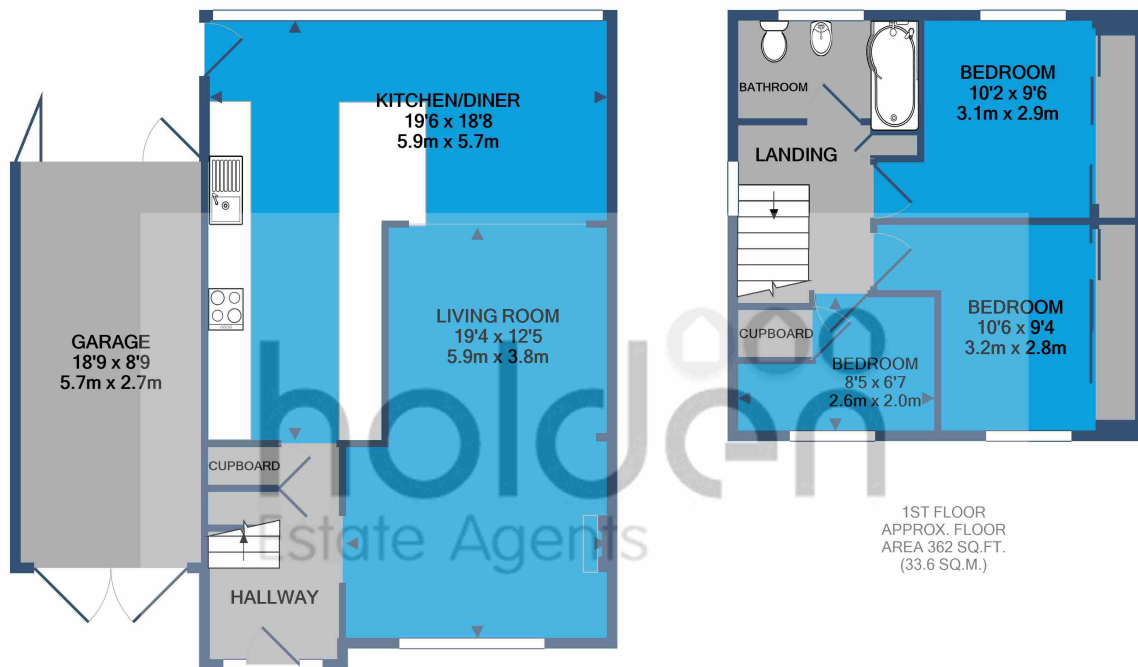
Accessed via double doors, power, lighting and water connected. Fully opening doors into the garden.

Rear Garden

32' 0" x 55' 0" (9.75m x 16.76m) This large rear garden is mainly laid to lawn with a raised decked patio and various established trees. Enclosed by fencing and wall to the boundaries.

Agents Note

Please note the EPC rating (F) is from a certificate that was generated prior to the substantial improvements to this property.



GROUND FLOOR
APPROX. FLOOR
AREA 715 SQ.FT.
(66.4 SQ.M.)

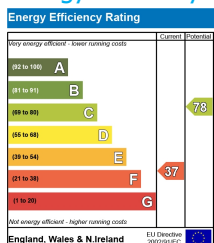
1ST FLOOR
APPROX. FLOOR
AREA 362 SQ.FT.
(33.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 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 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.

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.

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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