

Viborg Gardens, Maldon, Essex

£418,000



- Three Bedroom Detached Family Home
- Re-Fitted En-Suite to the Master Bedroom
- Lounge & Dining Room
- Re-Fitted Kitchen
- Re-Fitted Ground Floor Cloakroom
- Conservatory
- Driveway & Garage
- Secluded Garden with Summer House
- Boiler & Consumer Unit Replaced in 2018
- EPC - TBC



Introduction - This cherished family home is available to purchase for the first time in 32 years and is located on the sought after Western side of Maldon in a small cul-de-sac. This detached residence provides well proportioned accommodation with many recent improvements including re-fitted kitchen, ensuite, ground floor cloakroom and a Vaillant boiler. Additionally, the accommodation comprises; three bedrooms, a family bathroom, living room, dining room and conservatory. Outside there is ample driveway parking, a garage and an un-overlooked garden with a summer house/gym.

Local Area - As previously mentioned, the property is located on the popular West side of Maldon town and situated within a small cul-de-sac providing a quiet, safe, family environment. The local vicinity offers a parade of shops, well regarded primary school, and easy access to the town centre itself, providing a full range of shops and recreational facilities. For a more comprehensive range of shops and recreational facilities, the city of Chelmsford can be reached within 11 miles of this property. For any commuter wishing to travel by car or train, Hatfield Peverel can be found within 7 miles with its mainline train station offering links to London Liverpool Street, as well as A12 junction.

Ground Floor

Entrance Hall

Entrance door to front, generous storage including; two under stairs cupboards and a built-in full height cupboard housing the consumer unit (replaced consumer unit 2018). Radiator, wood effect flooring, stairs rising to the first floor and doors leading to:



Ground Floor Cloakroom

Obscure double glazed window to front, refitted suite (2018) comprising; close coupled WC and a wash hand basin with mixer tap and drawers beneath. Part tiled walls, radiator and tiled flooring.

Kitchen

10' 8" x 10' 4" (3.25m x 3.15m)

Three double glazed windows to front, re-fitted kitchen (2018) comprising; a range of wall and base mounted units, finished with rolled edge work surfaces with inset sink drainer with mixer tap, space for four under counter appliances, space for cooker with extractor above, tiled splash backs, tiled floor, wall mounted Vaillant boiler (replaced 2018) enclosed within a wall unit. Door to side giving garden access, serving hatch to dining room.

Living Room

15' 10" x 11' 7" (4.83m x 3.53m)

Double glazed windows to rear, brick feature fire place with gas fire, two radiators and opening to:

Dining Room

9' 8" x 9' 2" (2.95m x 2.79m)

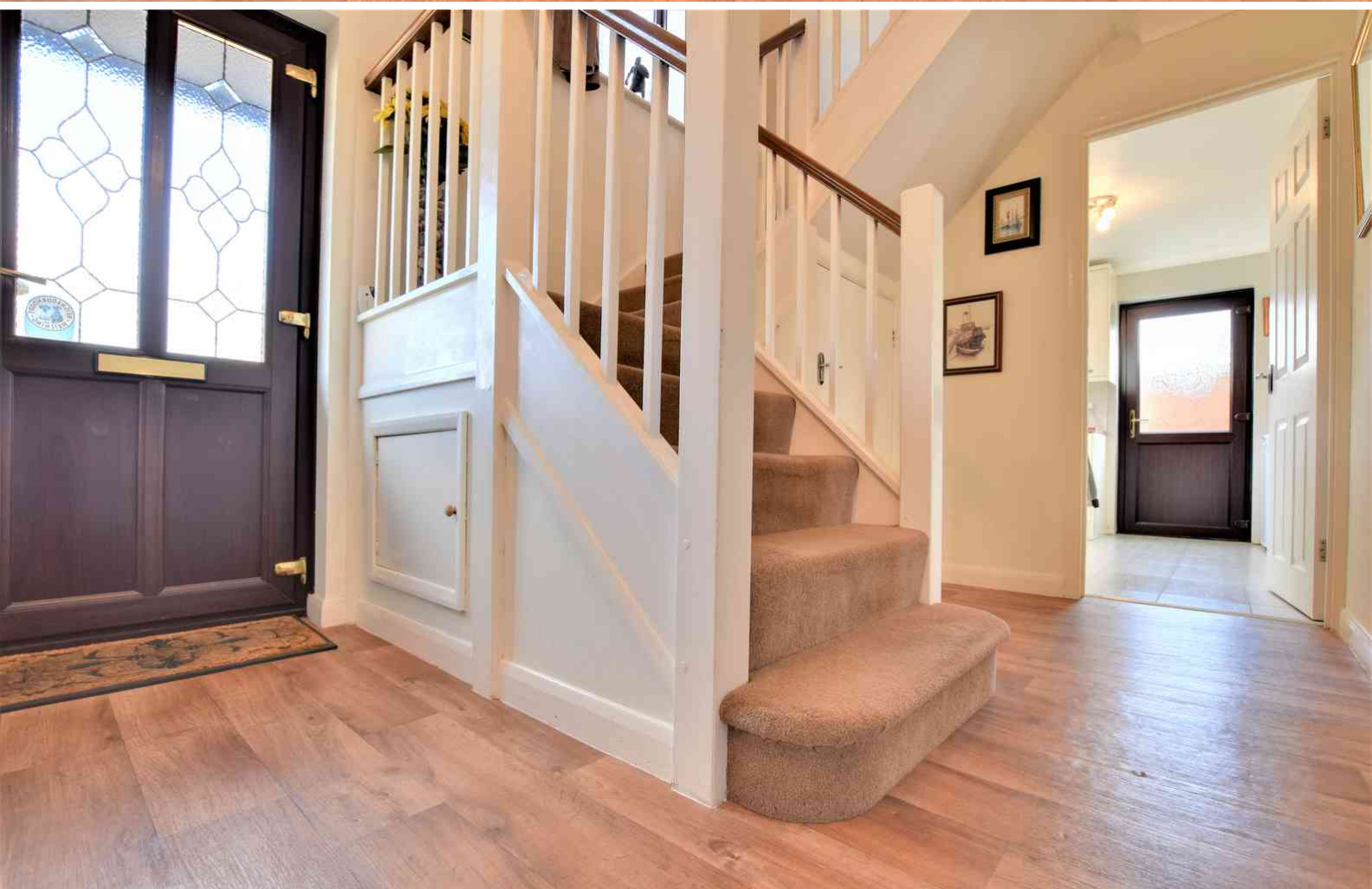
Serving hatch to kitchen, radiator and double glazed patio door to:

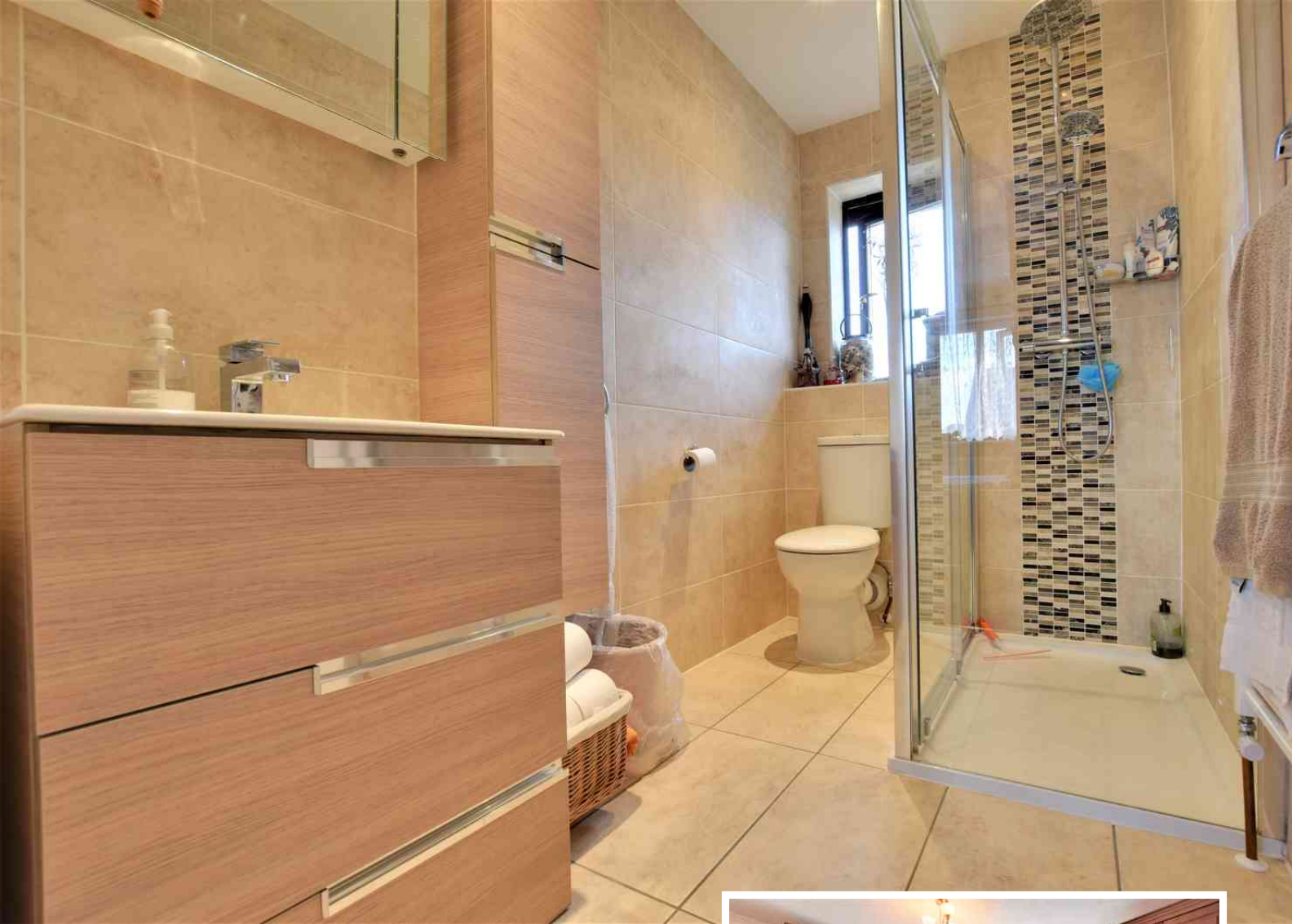
Conservatory

14' 11" x 7' 6" (4.55m x 2.29m)

Double glazed windows to rear and sides, fitted blinds, laminate wood flooring, radiator and double glazed double doors to garden.







First Floor

Galleried Landing

Double glazed window to front, stairs to ground floor, access to loft and doors leading to:

Bedroom One

14' 0" x 11' 1" (4.27m x 3.38m)

Double glazed window to rear, fitted with a range of wardrobes and matching bridging unit with bedside cabinets and two sets of drawer units. Radiator and door to:



En-Suite

Obscure double glazed window to front, re-fitted suite (2018) comprising: large shower cubicle with glass door and two head power shower, close coupled WC, wash hand basin with mixer tap and drawers beneath, tiled floor, tiled walls, heated towel rail, inset spot lights and extractor fan.

Bedroom Two

11' 0" x 7' 8" (3.35m x 2.34m)

Double glazed window to rear and radiator.

Bedroom Three

12' 6" x 7' 0" (3.81m x 2.13m)

Double glazed window to front, fitted with a range of wardrobes and matching bridging unit with bedside cabinets. Radiator.





Bathroom

Two obscure double glazed windows to front, suite comprising; panelled bath with power shower and jets over and glass shower screen, pedestal wash hand basin with mixer tap, close coupled WC, tiled walls, heated towel rail, extractor fan and airing cupboard.

Outside

Front

Commencing with a block paved driveway providing off street parking for three vehicles and leading to the front door and garage. There is also a flower bed and outside tap.

Garage

16' 7" x 9' 0" (5.05m x 2.74m)

Up and over doors to the front and rear, power and lighting connected, boarded rafter storage space.

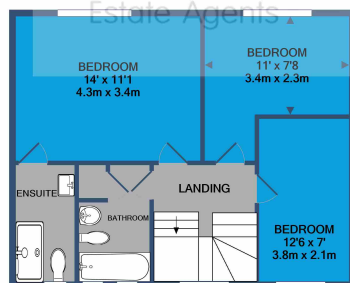
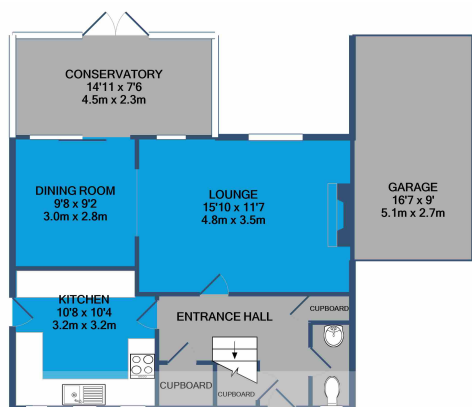
Rear Garden

A large paved patio provides a good sized seating area with pathways extending to the side access, the end of the garden and to the summer house/gym. The garden also features a small workshop/potting shed with power connected, vegetable patch and a lawned area. Enclosed by fencing to boundaries.

Summer House/Gym 15' 0" x 8' 0" (4.57m x 2.44m): Windows to side and front, double doors to gain access. Power and lighting connected.

Hot tub available by separate negotiation.





TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.4 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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