

Mercury Place, Heybridge, Maldon, Essex

£475,000



- Immaculately presented link detached property
- Popular Blackwater Park development
- Lounge, dining room and study
- Modern fitted kitchen, ground floor cloakroom
- Four bedrooms, family bathroom and two en-suites
- Off road parking, tandem garage and enclosed garden
- EPC rating TBC



INTRODUCTION

This modern link-detached property can be found on the popular Blackwater Park development, and is presented to a very high standard throughout. The property is perfect for the growing family and is situated in a convenient location for local amenities. Inside, to the ground floor the property offers inviting hallway with ground floor cloakroom, living room, separate dining room and study. There is also a modern kitchen. On the first floor the property has four bedrooms. Bedroom one and two both have en-suites - the en-suite in bedroom one has recently been updated. There is also a family bathroom. Outside, the property has driveway to side which leads up to a tandem garage. The property also has an enclosed rear garden.



LOCATION

Blackwater Park development is located between Maldon and Heybridge, accessed via Heybridge Approach. There are local nature/river walks at Elms Park, which is opposite the development. Blackwater retail park is just down the road, providing a range of shopping and recreational facilities. Maldon town centre isn't much further, extending the variety of shops and facilities on offer. For the commuter, Hatfield Peverel can be found within 5.5 miles, with access onto A12 and direct train links to London Liverpool Street.





Ground Floor

Hallway

Stairs to first floor, under stairs storage cupboard, radiator.

Ground Floor Cloakroom

Opaque double glazed window to side, close coupled WC, wash hand basin, radiator, tiled walls.

Living Room

12' 2" x 15' 8" (3.71m x 4.78m) Double glazed French doors to rear, two radiators, glazed doors to dining room, feature fireplace.

Dining Room

9' 2" x 9' 6" (2.79m x 2.90m)

Study

5' 7" x 10' 0" (1.70m x 3.05m) Double glazed window to front, radiator.

Kitchen

9' 9" x 12' 2" (2.97m x 3.71m) Double glazed window to rear and door to garden. Fitted kitchen comprising wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under. Part tiled walls. Built in appliances to remain including oven, hob and extractor, built in dishwasher and built in fridge/freezer. Space for washing machine. Radiator.







First Floor

Landing

Loft access, airing cupboard.

Bedroom One

9' 7" x 12' 6" (2.92m x 3.81m) Double glazed window to front, radiator, built in wardrobe, door to en-suite.

En-Suite

Opaque double glazed window to front. Modern re-fitted suite comprising enclosed shower cubicle, close coupled WC, wash hand basin with storage under, tiled walls, heated towel rail.



Bedroom Two

9' 4" x 11' 0" (2.84m x 3.35m) Double glazed window to front, radiator, built in wardrobe.

En-Suite

Opaque double glazed window to side. Enclosed shower cubicle, close coupled WC, wash hand basin, tiled walls, radiator.

Bedroom Three

7' 9" x 9' 9" (2.36m x 2.97m) Double glazed window to rear, radiator, built in wardrobe.

Bedroom Four

6' 10" x 7' 5" (2.08m x 2.26m) Double glazed window to rear, radiator, built in wardrobe.





Bathroom

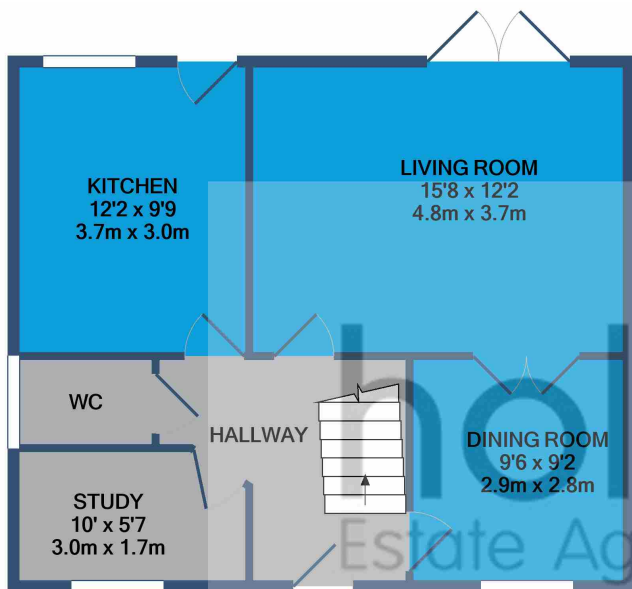
Opaque double glazed window to rear. Three piece suite comprising enclosed bath with mixer tap, close coupled WC, wash hand basin, radiator, tiled walls.

Outside

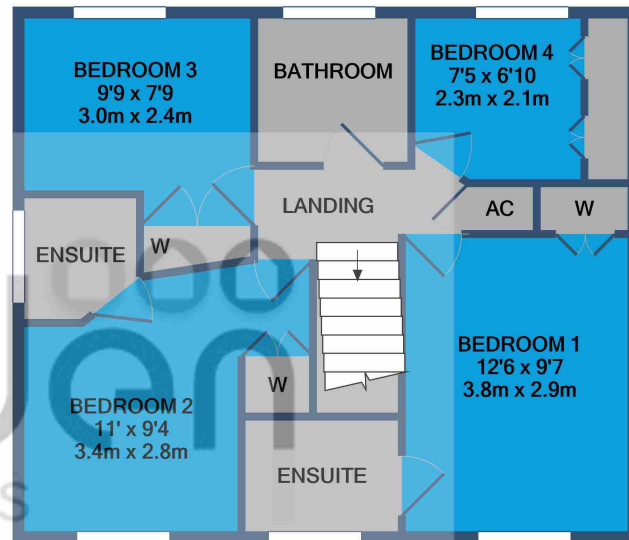
Parking and Gardens

To the front of the property there is a driveway to the side of the property which leads to a tandem garage with up and over door. The rear garden commences with a patio area with the remainder being mainly laid to lawn.





GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.5 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

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