

ASHTON WHITE
Leading the way home

52 Mariners Way, Maldon CM9 6YW

£465,000

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Maldon CM9 6YW
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SALE AGREED BY ASHTON WHITE Situated on the popular Chantry Park development is this three bedroom detached house, being offered for sale with the benefit of having no onward chain.

You enter the house into a welcoming hallway with a built-in understairs cupboard and ground floor cloakroom. To the front is the well-proportioned lounge with a bay window and feature fireplace. Double doors lead through to the separate dining room with bi-folding doors into the conservatory, which has had a 'cosy roof' fitted making it a room to use all-year round. The kitchen/breakfast room had been extended into what was the rear portion of the garage, and offers ample storage and worktops. The kitchen comes with a full-complement of integrated appliances and a cupboard housing the modern gas fired boiler.

Up on the first is a spacious landing area with a built-in airing cupboard and access to the loft area. To the front is the main bedroom with a built-in wardrobe and the benefit of an en-suite shower room. The second double bedroom is located to the rear, overlooking the rear garden. To the front is the single bedroom and the family bathroom is to the rear, fitted with a white suite, built-in storage and part tiled walls.

To the front of the house is a carriage driveway providing parking for several cars and a storage garage with an electric roller door. To the rear is the attractive southerly facing garden, with a sandstone paved patio, lawn and bordering shrubs with a timber shed/summer house.

























ENTRANCE HALL
14'2 x 3'4 (4.32m x 1.02m)

GROUND FLOOR CLOAKROOM
5'5 x 2'4 (1.65m x 0.71m)

LOUNGE
16 x 10'10 (4.88m x 3.30m)

DINING ROOM
10 x 8'8 (3.05m x 2.64m)

CONSERVATORY
10 x 8 (3.05m x 2.44m)

KITCHEN/BREAKFAST ROOM
17'6 x 10 (5.33m x 3.05m)

SPACIOUS LANDING

BEDROOM ONE
10'4 x 10 (3.15m x 3.05m)

EN-SUITE SHOWER ROOM
6'6 max x 4'8 (1.98m max x 1.42m)

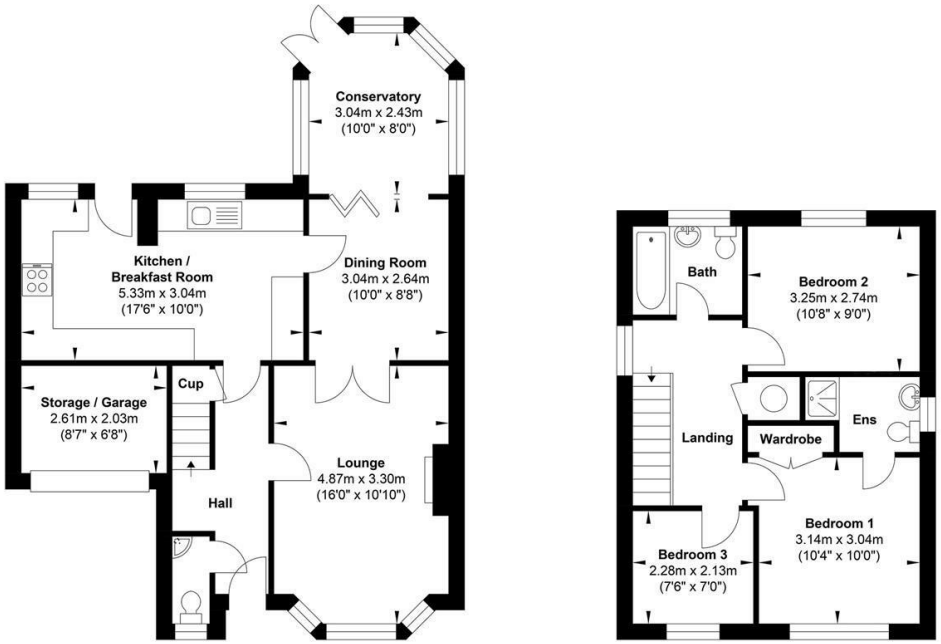
BEDROOM TWO
10'8 x 9 (3.25m x 2.74m)

BEDROOM THREE
7'6 x 7 (2.29m x 2.13m)

FAMILY BATHROOM
6'9 x 5'6 (2.06m x 1.68m)

STORAGE GARAGE
8'7 x 6'8 (2.62m x 2.03m)

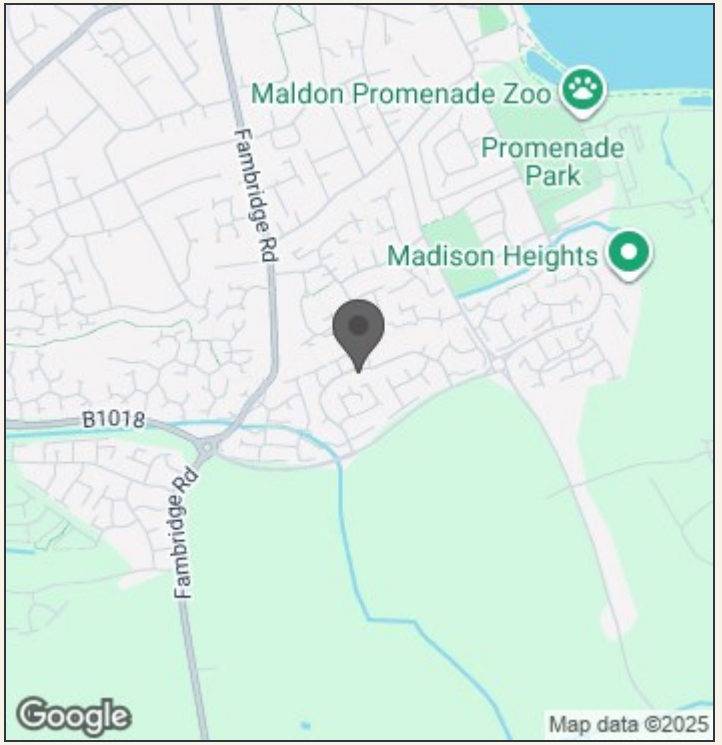
SOUTHERLY FACING REAR GARDEN

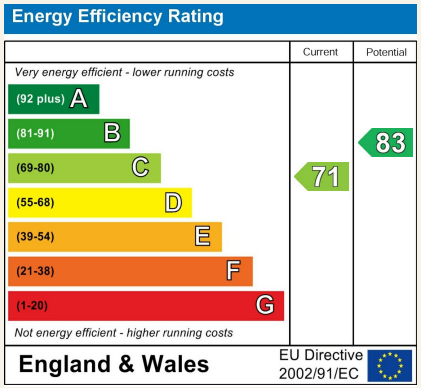


Ground Floor **First Floor**

Gross Internal Floor Area : 103.47 m2 ... 1113.74 ft2

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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