



Mariners Way, Maldon

CM9 6YW

CURTIS O'BOYLE

Sales & Lettings



Mariners Way, Maldon

CM9 6YW £390,000

Situated on the ever-popular Chantry Park development, this well-presented three-bedroom semi-detached home offers comfortable family accommodation in a convenient location close to Maldon's historic High Street, Promenade Park, local schools and everyday amenities.

The accommodation begins with an entrance hall leading to a bright bay-fronted lounge, which in turn opens into an inner hallway with stairs to the first floor and useful cloakroom. To the rear of the property is a spacious kitchen/dining room fitted with a comprehensive range of units, integrated oven, hob and extractor hood, with ample space for additional appliances. French doors open directly onto the south-facing rear garden, making it an ideal space for both everyday living and entertaining.

On the first floor are three bedrooms, with the principal bedroom benefiting from a refitted ensuite shower room. The family bathroom has also been tastefully refitted with a contemporary white suite, while the landing provides access to the loft and an airing cupboard.

Externally, the property enjoys a driveway leading to an attached garage with power, lighting and useful loft storage. The attractive south-facing rear garden features a patio seating area, lawn, well-stocked flower and shrub borders, together with an outside tap, providing an excellent outdoor space to enjoy throughout the year.

An internal viewing is highly recommended to appreciate both the condition and convenient location of this attractive family home.

ENTRANCE HALL Door to cloakroom & lounge, radiator.

LOUNGE 16' x 10' 8" (4.88m x 3.25m) Bay window to front aspect, radiator, door

INNER HALLWAY Stairs to first floor, doaks cupboard, door to

KITCHEN/DINER 14' 2" x 13' 7" (4.32m x 4.14m) Fitted comprising 1 1/2 bowl sink unit with cupboard under, further base units with work tops over, further base units with work tops over, integrated oven, hob & cooker hood, matching eye level cupboards, space for washing machine & fridge/freezer, tiled floor & part tiled walls, radiator, window to rear aspect & french doors leading to rear garden.

LANDING Loft access, airing cupboard, doors to

BEDROOM 11' 0' 5" x 9' 5" (3.18m x 2.87m) Window to rear aspect, radiator, door to

ENSUITE Refitted white comprising low level wc with concealed cistern, wash hand basin with cupboard under, shower cubicle, tiled walls & floor, heated towel rail, window to side aspect.

BEDROOM 21' 1' 6" x 6' 10" (3.51m x 2.08m) Window to front aspect, radiator.

BEDROOM 3' 8' 6" x 7' 2" (2.59m x 2.18m) Window to front aspect, radiator.

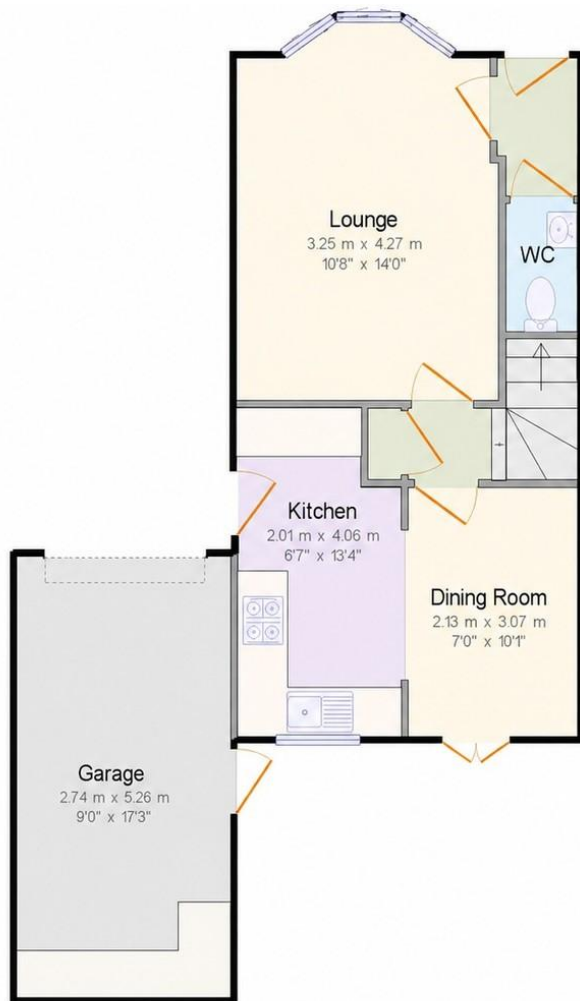
BATHROOM White suite comprising low level wc with concealed cistern, wash hand basin with cupboard under, bath with mixer tap, tiled floor & walls, heated towel rail, window to side aspect.

FRONT GARDEN Driveway leads to garage with up & over door, power and light, loft area.

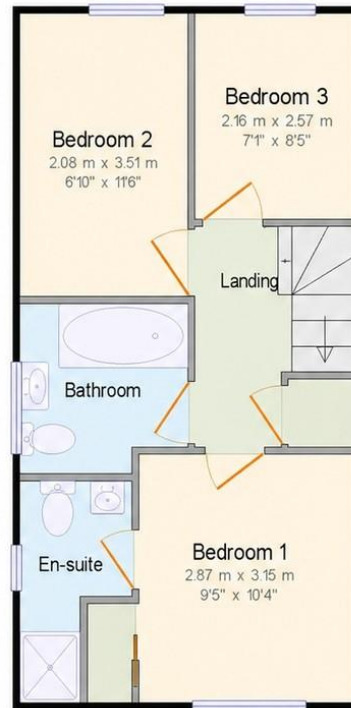
REAR GARDEN South facing, commences with patio area, remainder mainly laid to lawn with flower & shrub beds, outside tap



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



Ground Floor



1st Floor



AWATING EPC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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