

A modern white two-story house with a prominent bay window on the upper floor. The house features a grey tiled roof, a brick chimney, and a brick driveway with a black gate. To the right, a blue house is partially visible. The sky is clear blue.

Cromwell Hill, Maldon
CM9 4QD

CURTIS O'BOYLE

Sales & Lettings



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£900,000

Situated within Maldon's sought after central conservation area and walking distance from the High Street and Quayside a modern three storey detached house in an elevated position boasting fantastic views across the Blackwater Estuary.

High specification build with a large open kitchen/diner/family room, lounge with wrap around doors and windows overlooking the garden, utility room and cloakroom to the ground floor. Two large double bedrooms with ensuites to the first floor, further two double bedrooms and a family bathroom to the second floor. Double glazed and underfloor heating throughout. To the rear is a decked area taking advantage of the far reaching views and further garden area below. To front there is driveway parking leading to a carport.

ENTRANCE HALL Double glazed entrance door, coved to smooth ceiling, tiled floor, stairs to first floor, door to kitchen/diner.

KITCHEN/DINER 23' 5" x 15' 4" (7.14m x 4.67m) Double glazed sash window to front aspect, coved to smooth ceiling, tiled floor, fitted kitchen base and wall units, sink unit with mixer tap inset into worktops, built in electric oven and microwave, five ring gas hob with hood above, integrated dishwasher and fridge/freezer.

LOUNGE 19' 9" x 15' 4" (6.02m x 4.67m) Double glazed French doors with wrap around windows overlooking the rear garden, coved to smooth ceiling, tiled floor.

UTILITY ROOM 6' x 5' 5" (1.83m x 1.65m) Double glazed door to rear garden, coved to smooth ceiling, extractor fan, tiled floor, fitted base and wall units, space for washing machine.

CLOAKROOM Coved to smooth ceiling, extractor fan, heated towel rail, WC with concealed cistern, modern wash basin with mixer tap.

FIRST FLOOR LANDING Double glazed window to front aspect, coved to smooth ceiling, stairs to second floor.

BEDROOM ONE 15' 6" x 15' 5" (4.72m x 4.7m) + 13' 11" x 6' 23" (4.24m x 2.41m) Two double glazed windows to rear aspect, coved to smooth ceiling, fitted wardrobes and cupboards, door to ensuite.

ENSUITE 7' 1" x 5' 6" (2.16m x 1.68m) Double glazed window to side aspect, smooth ceiling, heated towel rail, tiled floor and walls, shower cubicle, vanity wash hand basin, WC with concealed cistern.

BEDROOM TWO 18' 4" x 13' (5.59m x 3.96m) plus wardrobe space. Double glazed sash window to front aspect, coved to smooth ceiling, fitted wardrobes, frosted screen and door to ensuite.

ENSUITE 6' 5" x 4' 10" (1.96m x 1.47m) Double glazed window to rear aspect, heated towel rail, smooth ceiling, tiled shower cubicle, wash hand basin, WC with concealed cistern, tiled walls and floor.

SECOND FLOOR LANDING Double glazed window to front aspect, coved to smooth ceiling.

BEDROOM THREE 15' 4" x 13' 11" (4.67m x 4.24m) Double glazed window to front aspect, vaulted ceiling.

BEDROOM FOUR 12' x 10' 7" (3.66m x 3.23m) plus recess. Double glazed window to rear and side aspects, coved to smooth ceiling.

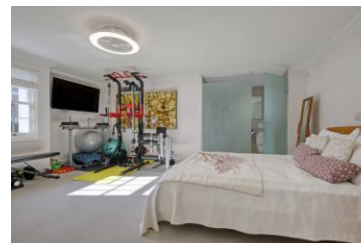
BATHROOM 9' 9" x 5' 5" (2.97m x 1.65m) Double glazed window to rear aspect, heated towel rail, panelled bath with mixer taps and shower attachment, twin wash hand basins, WC with concealed cistern, tiled floor and walls.

REAR GARDEN Directly off the lounge is a decked area taking advantage of the far reaching views across the Blackwater estuary. Paved area from utility room and further block paved area accessed via double gates for additional parking. Steps down to remainder of garden which has artificial lawn laid with raised flower bed and access to brick store beneath the deck area.

FRONT Paved driveway leading to carport.



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



AWAITING FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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