



Mons Way, Maldon, CM9 6FU

Council Tax Band D (Maldon Council)



Guide Price £365,000 - £375,000 Freehold

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Welcome to this modern three-bedroom house built in 2018, still under NHBC guarantee, offering a perfect blend of modern design and practical living. Nestled in a popular neighbourhood on the edge of Maldon, with a park, Maldon Wick Nature Reserve, Limebrook Primary School and Nursery as well as retail park closeby, this property is ideal for young families and professionals alike who desire both style and convenience.

Step inside to the welcoming entrance hall leading through to open-plan kitchen and dining area, the heart of the home. The modern fitted kitchen comes complete with fitted appliances, ensuring you have everything you need to whip up a feast for family or entertaining or a quick weekday meal if on a busy schedule. To the rear of the property is a separate lounge to retreat to featuring French doors that open onto a larger-than-standard rear garden. The ground floor also boasts a convenient cloakroom, adding to the home's practicality.

Ascend to the first floor, where the main bedroom awaits with built in wardrobe, complete with an ensuite for your privacy and comfort. Two additional bedrooms provide ample space for family, one with built in wardrobe the other with a recess ideal for built in or free standing furniture to service guests, or a home office, complemented by a well-appointed family bathroom.

Outside the rear garden enjoys a southerly aspect, with patio area ideal for alfresco dining, enjoying the sunshine or simply unwinding with a good book. The rest of the garden is mainly laid to lawn and extends in a dog leg behind the carport providing an additional space unique to this property, ideal for children's play or even garden play house or office building. Parking is a breeze with a driveway and carport, which also includes a car charging point—perfect for the eco-conscious homeowner.

The property is double glazed and features gas radiator heating, ensuring warmth in an energy efficient home. With its contemporary features and thoughtful design, this home offers a unique opportunity to enjoy modern living in a welcoming community with facilities on your doorstep.

Agents Note: There is a half yearly charge for the upkeep of the park, trees, outside spaces which for 2024 is £130.98.

Maldon

The property is situated on the popular West side of Maldon a short hop from Danbury Village. Maldon offers a High Street with it's full range of shops, restaurants and public houses as well as retail parks. Enjoyment can be had with the recreational facilities, Promenade Park and Hythe Quay with the famous Thames sailing barges which can be hired out for events, are all within easy reach. Closeby is Limebrook Primary and Nursery School, with highly regarded Wentworth Primary School and Plume Academy senior schools in Maldon town itself. For the commuter, Hatfield Peverel station can be found within 6 miles, providing direct links to London Liverpool Street. The A12 can be reached at the Danbury junction approximately 7 miles away, also providing a Park and Ride service at Sandon.

- Three Bedroom House 2018 Build
- Modern Fitted Kitchen with Appliances
- Ground Floor Cloakroom
- Family Bathroom
- Larger than Standard Rear Garden
- Open Plan Kitchen and Dining Area
- Separate Lounge with French Doors to Garden
- Main Bedroom with Ensuite
- Driveway and Carport with Car Charging Point
- Double Glazed and Gas Radiator Heating

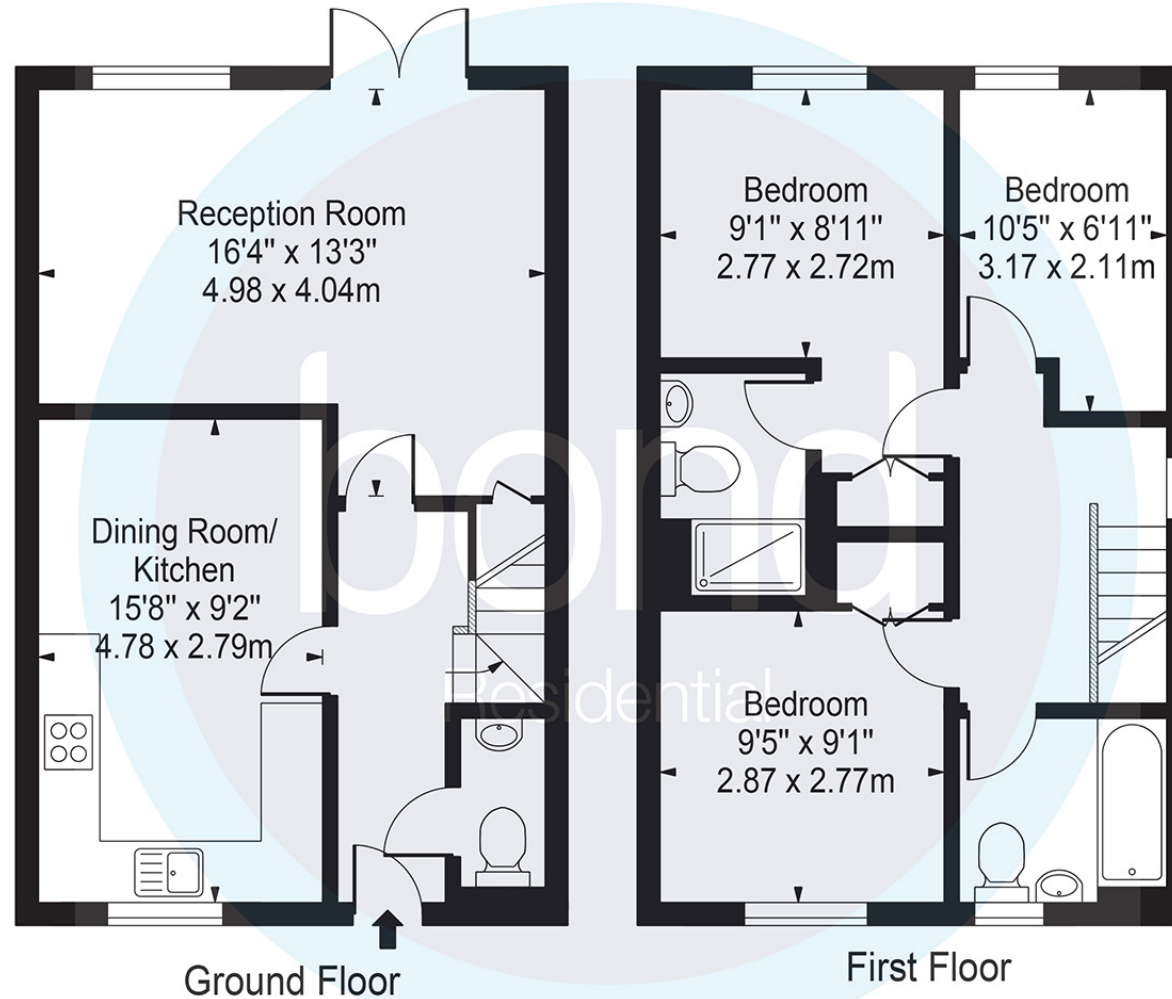








Approx. Gross Internal Area 873 Sq Ft - 81.10 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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