

Paul Mason Associates



Mill Road, Great Totham, Maldon, CM9 8DH  
£895,000

- Four Double Bedrooms
- Four Reception Rooms
- Beautifully Landscaped Rear Garden With Swimming Pool
- Garden Room With Power and Lighting
- Utility Room
- En-Suite to Bedroom One
- Double Garage
- Open Plan Kitchen/Breakfast Room
- Driveway Parking
- Spacious and Well Presented Throughout

This incredibly well presented four bedroom detached family home is situated in the highly sought-after village of Great Totham and offers spacious, versatile accommodation ideal for modern family living.

The property opens into a welcoming entrance hall. To the ground floor there are four well-proportioned reception rooms, comprising a lounge, study, entertainment room and separate dining room, providing excellent flexibility for both everyday living and entertaining. A particular highlight of the home is the superb open plan kitchen/diner, beautifully designed and featuring bi-fold doors to the rear which open onto a paved patio seating area overlooking the stunning garden. Off the kitchen is a useful utility room offering additional storage, while the double garage can also be accessed internally for added convenience. A ground floor cloakroom completes the downstairs accommodation.

To the first floor, the landing gives access to four double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is also a well-appointed family bathroom serving the remaining bedrooms.

Externally, the property continues to impress. To the front there is a block paved driveway providing access to the double garage, with the remainder laid to lawn. The rear garden is a truly outstanding feature of the home, generous in size and beautifully established with a variety of mature flowers, trees and shrubs throughout. The garden also benefits from an outbuilding with power and lighting connected, as well as an inset swimming pool, creating a fantastic outdoor space for relaxing and entertaining.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
<p>(92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b></p>				<p>(92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b></p>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hall

4.5m x 2.2m (14'9" x 7'2")

#### Dining Room

4.2m x 3.9m (13'9" x 12'9")

#### Study

3.6m x 2.2m (11'9" x 7'2" )

#### Lounge

6.0m x 4.7m (19'8" x 15'5")

#### Entertainment Room

5.8m x 3.2m (19'0" x 10'5")

#### Open Plan Kitchen/Breakfast Room

6.3m x 4.8m (20'8" x 15'8")

#### Utility Room

2.8m x 2.3m (9'2" x 7'6")

#### Integral Double Garage

5.7m x 4.8m (18'8" x 15'8")

### FIRST FLOOR

#### Landing

7.2m x 2.0m (23'7" x 6'6")

#### Bedroom One

6.2m x 3.0m (20'4" x 9'10")

#### En-Suite

2.2m x 1.9m (7'2" x 6'2")

#### Bedroom Two

3.5m x 3.5m (11'5" x 11'5")

#### Bedroom Three

3.4m x 2.9m (11'1" x 9'6")

#### Bedroom Four

2.6m x 2.4m (8'6" x 7'10")

#### Family Bathroom

2.8m x 2.6m (9'2" x 8'6")

### EXTERIOR

#### Rear Garden

#### Garden Room

5.2m x 3.2m (17'0" x 10'5")

#### Frontage

#### Property Services

Gas - NA

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Maldon District Council

#### Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

#### Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

**Awaiting  
Floorplan**



Paul Mason Associates

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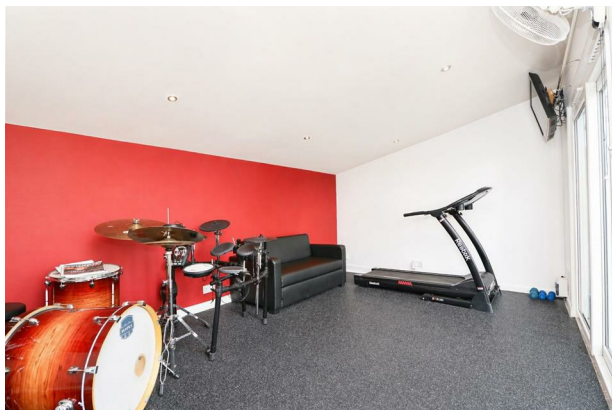
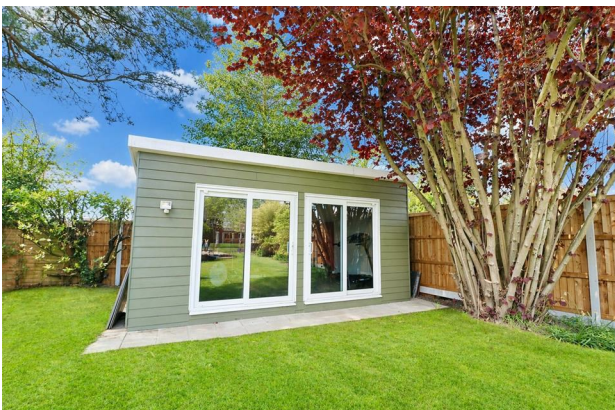
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