

Paul Mason Associates

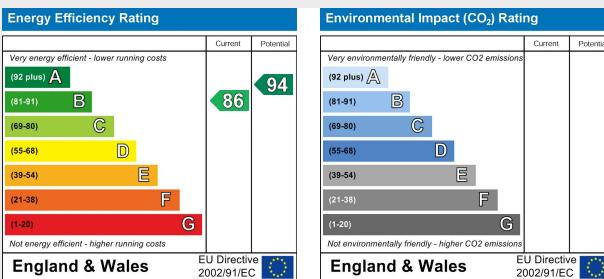


Brook Lane, Asheldham, Southminster, CM0 7DY
Offers in excess of £475,000

- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Spacious Lounge With Log Burner
- Dining Room
- Cloakroom
- En-Suite to Bedroom One
- Family Bathroom
- Large Private Driveway With Electric Gates
- West Facing Rear Garden & Large Outbuilding
- EPC - B

Nestled in the charming semi-rural setting of Brook Lane, Asheldham, which is also a bridlepath, this modern property offers a delightful family home. The property boasts an inviting open plan kitchen/dining room with a vaulted ceiling, perfect for family gatherings and entertaining guests with the addition of air-con for the upmost comfort. There is ample space for a growing family or those seeking a guest room or home office with three ground floor reception rooms currently used as a lounge which includes a feature log burner, a dining room and the third could be used as a third bedroom or study. To the first floor, the landing provides access to a family bathroom suite and two double bedrooms which benefit from air-con, bedroom one also benefits from an en-suite shower room.

Externally, the property features driveway parking with electric gates, ensuring that you have a secure and convenient place for your vehicles plus an EV point. The semi-rural location allows for a peaceful lifestyle while still being within easy reach of local amenities and transport links. To the rear, the property is accompanied by a generously sized, landscaped garden which boasts a low maintenance AstroTurf lawn, and also houses an outbuilding currently used as an offical Sky trak and PGA Golf simulator with power, lighting and an air-con/heating unit connected. Viewing comes highly recommended to appreciate the property on offer.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Study/Bedroom Three

3.3m x 3.1m (10'9" x 10'2")

Cloakroom/WC

Kitchen/Dining/Family Room

7.6m x 4.9m (24'11" x 16'0")

Lounge

5.2m x 4.4m (17'0" x 14'5")

Dining Room

3.8m x 3.8m (12'5" x 12'5")

FIRST FLOOR

Landing

Bedroom One

5.2m x 3.7m (17'0" x 12'1")

En-Suite

2.0m x 1.9m (6'6" x 6'2")

Bedroom Two

4.4m x 3.2m (14'5" x 10'5")

Bathroom

3.5m x 3.1m (11'5" x 10'2")

EXTERIOR

Rear Garden

Frontage

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Air Source Heat Pump

Local Authority - Maldon District

Council

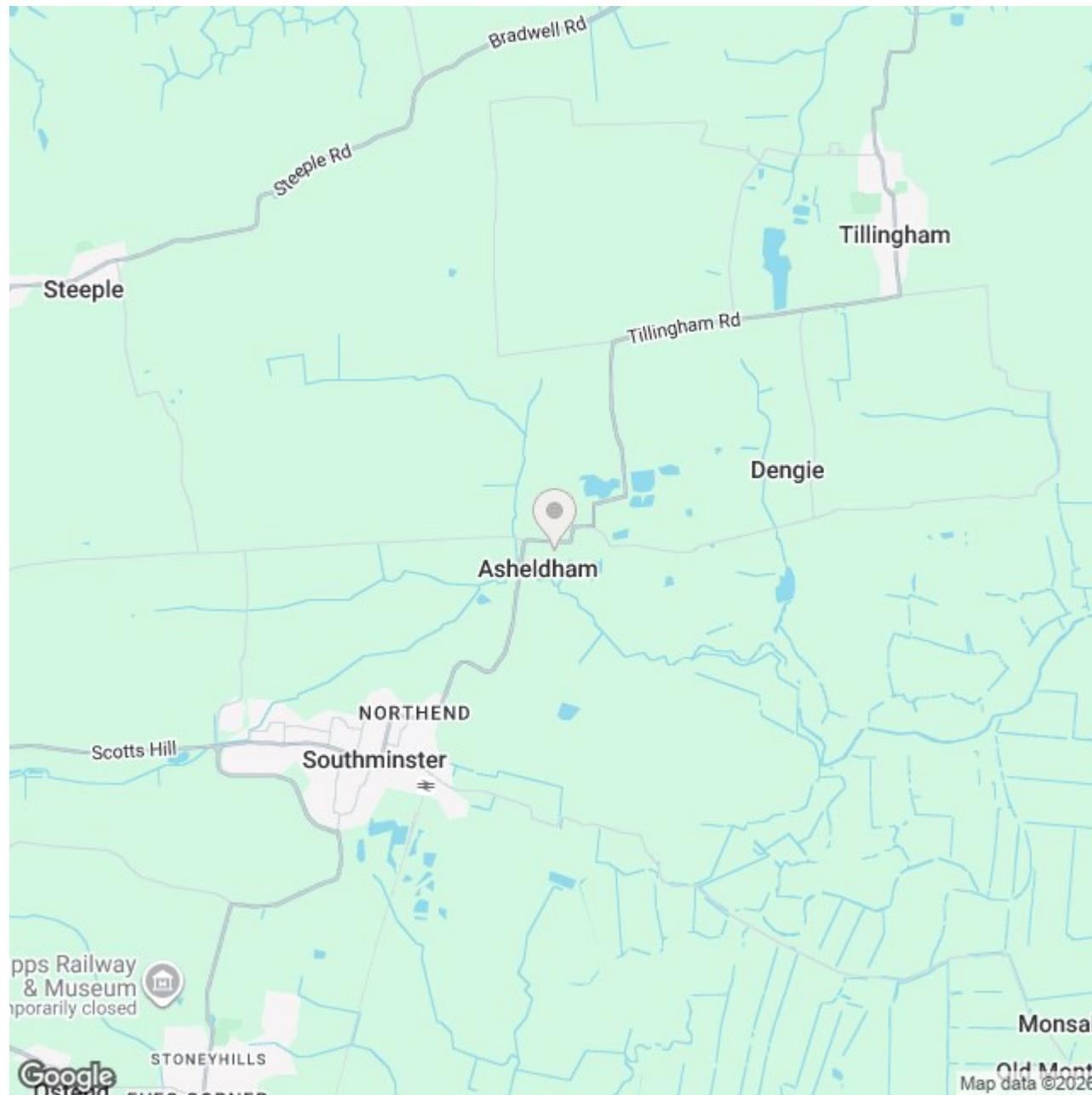
Viewings

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.





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