



Modern house with estuary views set within a gated development

32 Saltcote Maltings, Heybridge, Maldon, Essex, CM9

Guide £420,000 Freehold

savills



Video tour available • Three bedrooms • Kitchen/diner • Utility room • En suite facilities • Landscaped south facing garden and balcony • Far-reaching waterside views

Local Information

Maldon: 1 mile, A12 (Junction 20b): 5 miles, Hatfield Peverel: 6 miles (Liverpool Street from 43 minutes), Chelmsford: 12 miles (Liverpool Street from 34 minutes), M25 (Junction 28): 24 miles, Central London: 50 miles. All distances approximate.

The property occupies a small development known as Saltcote Maltings, situated on the outskirts of Maldon, in the village of Heybridge and in a delightful setting on the banks of the Blackwater Estuary. There is access from the property to the River Blackwater with two local sailing clubs nearby; Saltcote sailing club and Blackwater sailing club, just a short way along the sea wall which runs directly behind the gardens.

The village has a small shopping centre with a post office, while nearby Maldon town has a busy High Street and several large edge of town supermarkets.

The area offers a range of state and private schooling including Maldon Court Preparatory School, The Plume Academy, Elm Green School at Little Baddow as well as Colchester Royal and Colchester County grammar schools. The property also lies within the priority catchment area for King Edward VI (boys) and Chelmsford

County (girls) grammar schools in nearby Chelmsford.

About this property

An attractive three bedroom townhouse occupying a stunning waterside position with southerly views over the Blackwater Estuary. The property was built in 1999 and forms part of the gated Saltcote Maltings development comprising an attractive collection of modern homes and period conversions. The property has been beautifully presented providing light-filled accommodation with the principal rooms orientated to make the most of this desirable waterside setting.

The accommodation has been arranged over three levels comprising a welcoming entrance hall with stairs leading to the first floor and two useful walk-in storage cupboards. There is a wonderful open-plan kitchen/dining room to the rear of the house fitted with a collection of light-coloured storage units and work surfaces. Beyond is a utility room providing additional storage space and space for appliances.

The living room is on the first floor and is a comfortable room with a balcony providing wonderful far-reaching views. Bedroom three and a cloakroom are also located on this level.



To the upper level there are two remaining bedrooms and a family bathroom. The principal bedroom is located to the rear of the house and enjoys en suite facilities and two storage cupboards.

Outside

There is parking for up to two vehicles to the front of the property with a further parking space directly opposite the property. The south facing garden has been thoughtfully landscaped with a natural stone terrace, shingle and raised flower and shrub beds incorporating a selection of plants providing colour and all year round interest.

Services

Mains services connected.

Agent's note

Freehold. An annual maintenance charge of approximately £875 is payable to cover the cost of maintaining the communal areas of the development.

Directions

From Heybridge proceed east on the B1026 in the direction of Goldhanger. The turning for Saltcote Maltings can be found on the right-hand side shortly after Basin Road.

Tenure

Freehold

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chelmsford Office.

Telephone:

+44 (0) 1245 293 233.








Approximate Gross Internal Area
1322 sq ft (123 sq m)
(Main House)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.eigphoto.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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