

**Semi-Detached: Great Totham**

**Guide Price  
£435,000**

## CHELMSFORD OFFICE

For further information or to arrange  
to view this property please call

**01245 231123**

Spacious and modern three bedroom, semi-detached property for sale on the outskirts of Maldon, located down a quite lane overlooking grazing paddocks.

## DETAILS

### LOCATION

1 Poplar Chase is accessed via a granted Right of Way over a private tarmac drive adjacent to Broad Street Green Road to the north east of Heybridge, approximately 1.5 miles South of Great Totham.

Maldon town centre is approximately 2.4 miles and Witham is approximately 4.7 miles distant by road. It is located approximately 15 minutes drive from the A12, providing quick routes to Colchester (approximately 17.8 miles) and Chelmsford (approximately 13.6 miles).

The nearest railway station is Witham; this station allows transport by train to London Liverpool Street Station in approximately 45 minutes. The property is located approximately 29 miles from Stansted Airport.

Primary schools are located at Heybridge, Maldon and Great Totham. The nearest secondary school is located in Maldon. New Hall private school is approximately 11.2 miles drive. There are also grammar schools in Chelmsford and Colchester.

## **THE PROPERTY**

The Property benefits from views over fields to the front and comprises of the following accommodation:

### *Ground Floor*

- Entrance Hall: UPVC D/G front door with carpeted stairs to the first floor, wood effect laminate flooring throughout the entire downstairs living accommodation.
- Utility Room: (1.65 x 1.40m) - UPVC D/G window to the side, with connections for the LPG boiler, washing machine and freezer storage.
- Kitchen & Dining Room: (4.98 x 3.20m) - 2 x UPVC D/G casement windows to the side with UPVC D/G French Doors to the rear garden. Modern, laminate fitted cupboards with laminate worktop over, stainless steel splash back, part-tiled and painted walls, with electric hobs and electric fitted oven. Double sided multi-fuel stove between the Living Room & Kitchen.
- Walk-in Pantry Cupboard
- WC: UPVC D/G window to the side with obscured glass, toilet, heated towel rail, sink & cupboard unit.
- Lounge: (5.41 x 3.96m Max) Dual Aspect with 2 x UPVC D/G windows to the front and rear gardens with access to the double-sided multi-fuel stove.

### *First Floor*

- Landing: Carpeted with loft access.
- Bathroom: D/G UPVC window with obscured glass to the side, Vinyl flooring with WC, fitted sink with cupboard unit, fitted bath with shower over and extractor fan. Part tiled and painted walls.
- Master Bedroom 1: (3.96 x 2.97m) - UPVC D/G window to the rear with carpet.
- Bedroom 2: (3.25 x 3.23m) - UPVC D/G window to the rear, with carpet flooring.

- Bedroom 3: (2.97 x 2.34m) - UPVC D/G window to the front, with carpet flooring.
- Spacious airing cupboard storage.

### **EXTERNALLY**

The property benefits from a south facing front garden with a separate parking area.

To the rear there is fenced garden, with raised grass lawn bordered by sleeper beams with a side walk way and gated access to the front garden.

### **ADDITIONAL LOTS AVAILABLE BY SEPARATE NEGOTIATION**

- [Approximately 4.07ac of former Equestrian Land and Stable.](#)
- [Plot with Planning Permission for Two Bedroom Detached Dwelling](#)

Contact [a.randall@wnott.co.uk](mailto:a.randall@wnott.co.uk) for further information.

## **LEGAL**

### **NOTICE**

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### **VIEWING**

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

### **SERVICES**

We understand that mains water, drainage and electricity are connected. There is gas fired central heating via bottled LPG gas.

We understand the property has been re-plumbed and had new electrical wiring within the past three years.

The property benefits from a dual-sided multi-fuel stove between the living room and the kitchen.

### **COUNCIL TAX BAND**

The property is assessed as Council Tax Band C.

### **EPC**

The property is classed as Band F.

### **RESTRICTIVE COVENANTS**

The property is sold subject to any existing wayleaves, easements or restrictive covenants whether mentioned in these particulars or not.

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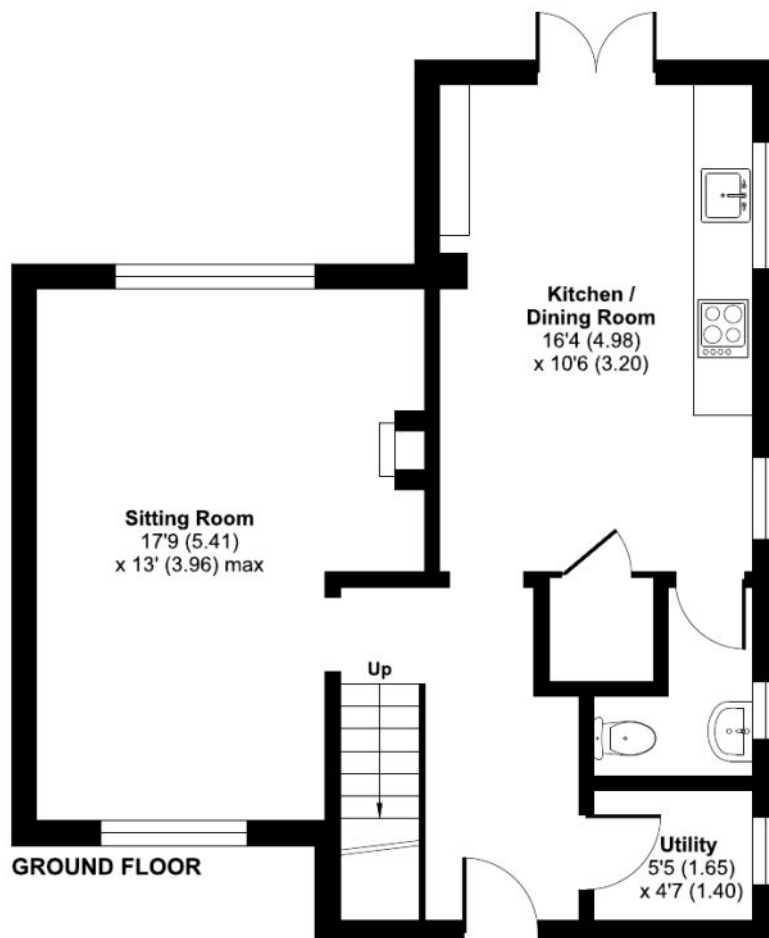
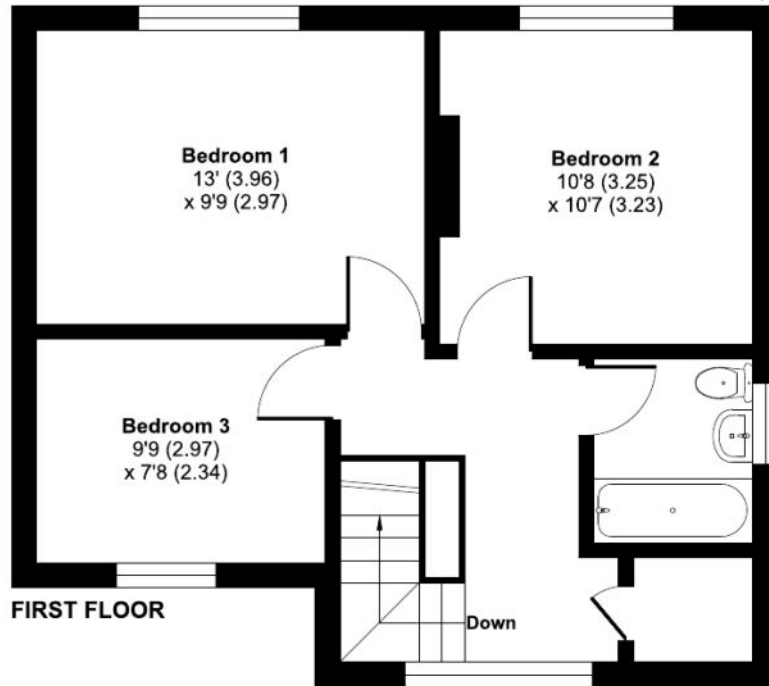
**Whirledge  
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Land • Property • Development

# Poplar Grove Chase, Broad Street Green Road, CM9

Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2024. Produced for Whirlledge & Nott. REF: 1203033