



Paul Mason Associates

Catchpole Lane, Great Totham, Maldon, CM9 8PY
Guide price £575,000

- Detached bungalow
- Four bedrooms
- Ensuite to the principal bedroom
- Family bathroom
- Lounge and dining room
- Kitchen/breakfast room
- Separate utility room and cloakroom
- Single garage
- 104' rear garden
- EPC - D

A deceptively spacious four-bedroom detached bungalow, occupying an impressive plot backing directly onto open grazing land and offering significant potential for extension, subject to the necessary planning consents.

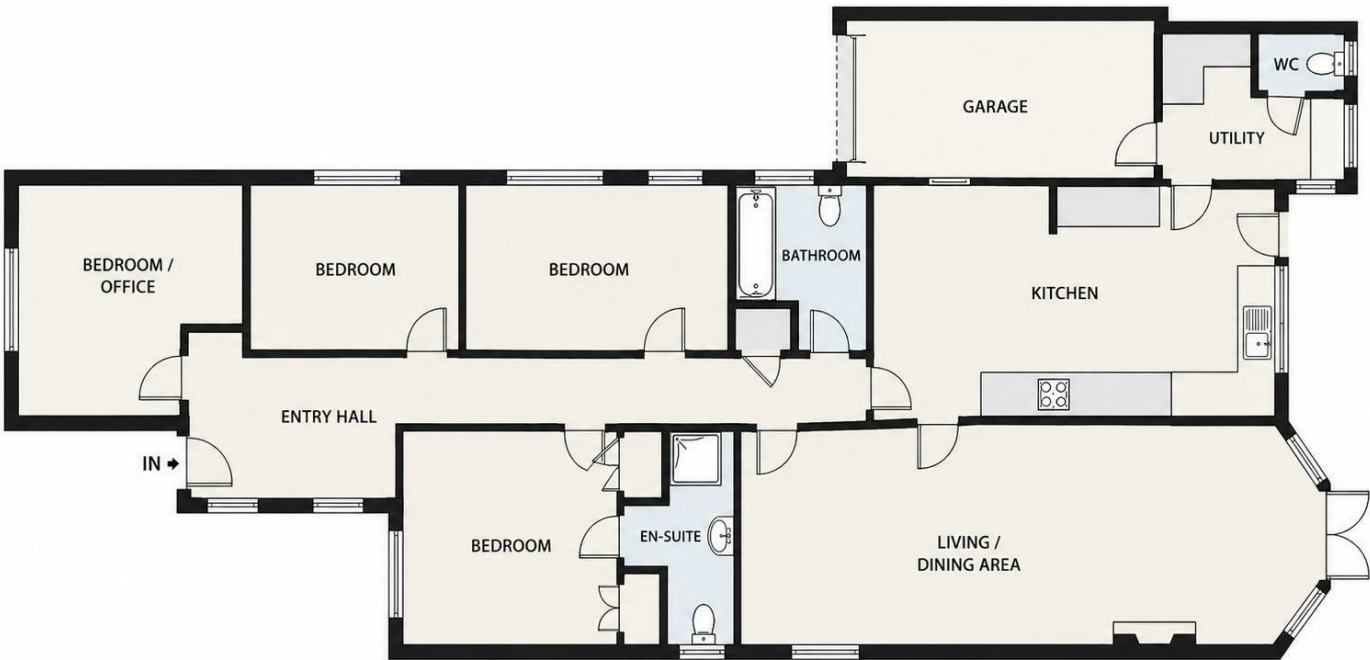
Set well back from the road, this attractive home provides generously proportioned accommodation throughout. A welcoming entrance hall serves the property and leads to four well-sized bedrooms, including a principal bedroom benefiting from its own en-suite shower room, whilst a family bathroom caters for the remaining bedrooms.

The living accommodation is positioned to the rear of the property, taking full advantage of the delightful outlook over the gardens and beyond. A substantial lounge and dining area provide an excellent space for both everyday living and entertaining, while the well-appointed kitchen/breakfast room is complemented by a separate utility room, offering practicality for modern family life.

Externally, the property enjoys a particularly generous plot. To the front, there is ample off-road parking leading to a single garage. The rear garden extends to approximately 104 feet in length and backs directly onto open grazing land, creating a wonderful sense of privacy and countryside charm. A large paved patio provides the perfect setting for outdoor dining and entertaining, with the remainder of the garden offering extensive lawned areas and exciting potential for further landscaping or extension.

Ideally situated within a popular residential road, the bungalow is conveniently located close to highly regarded local schools, including a well-rated Ofsted school, as well as a range of local shops and everyday amenities.

Offering an exceptional combination of space, privacy, and future potential, this delightful bungalow presents a rare opportunity for a wide range of buyers. An internal viewing is highly recommended to fully appreciate the size, setting, and possibilities on offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	66
EU Directive 2002/91/EC		
England & Wales		

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

Accommodation

Entrance Hall

10.8m long (35'5" long)

Lounge and Dining Area

6.55m x 3.16m (21'5" x 10'4")

Kitchen/Breakfast Room

6.57m x 3.36m (21'6" x 11'0")

Utility Room

2.84m x 2.21m (9'3" x 7'3")

Cloakroom

Bedroom

3.73m plus wardrobes x 3.17m (12'2" plus wardrobes x 10'4")

Ensuite

Bedroom

4.29m x 2.43m (14'0" x 7'11")

Bedroom

3.32m x 2.43m (10'10" x 7'11")

Bedroom/Office

3.67m x 3.44m (12'0" x 11'3")

Family Bathroom

Exterior

Front Garden

Garage

Rear Garden

Property Services

Gas - N/A

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Oil

Local Authority - Maldon

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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