



11b Conduit Lane, Woodham Mortimer , CM9 6TA  
Guide price £625,000

**Church & Hawes**

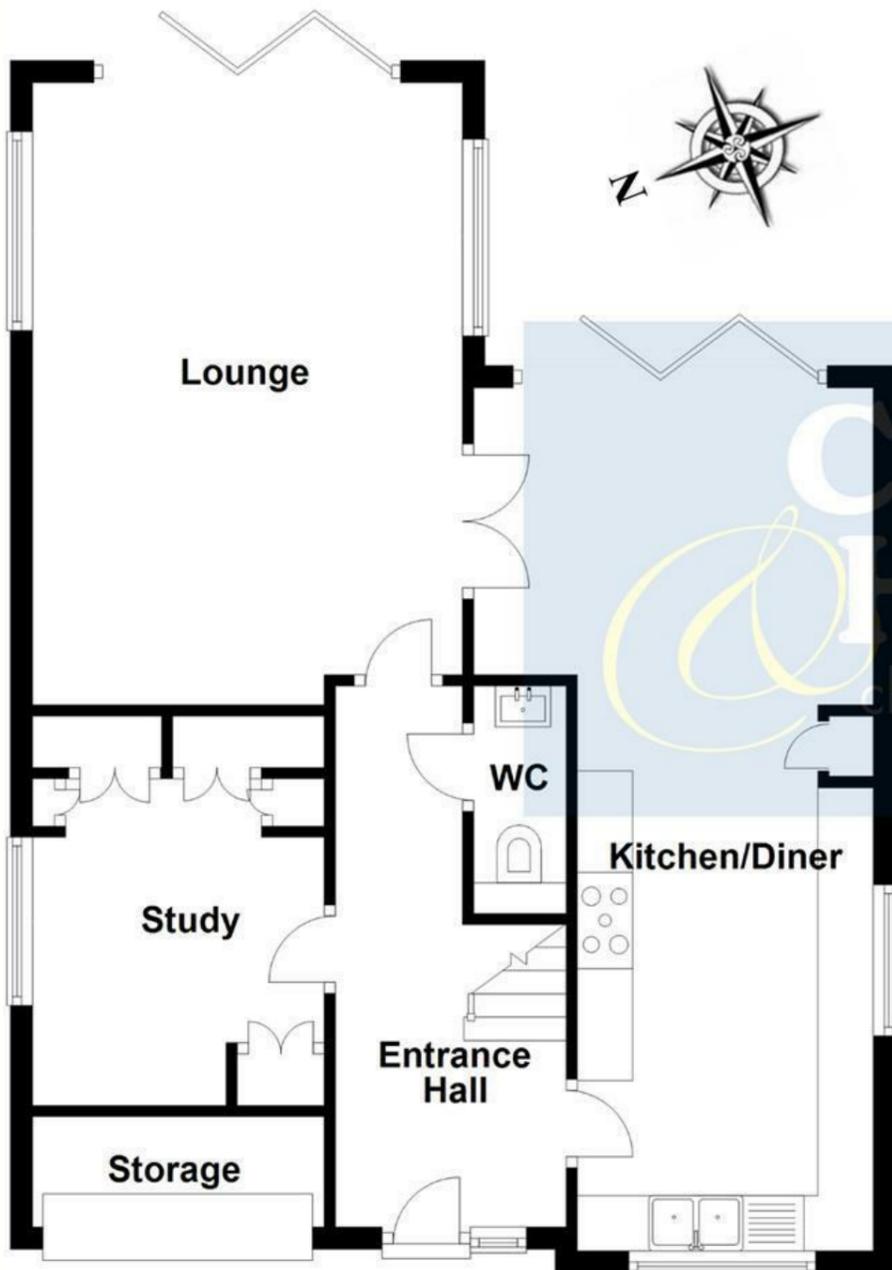
Est. 1977

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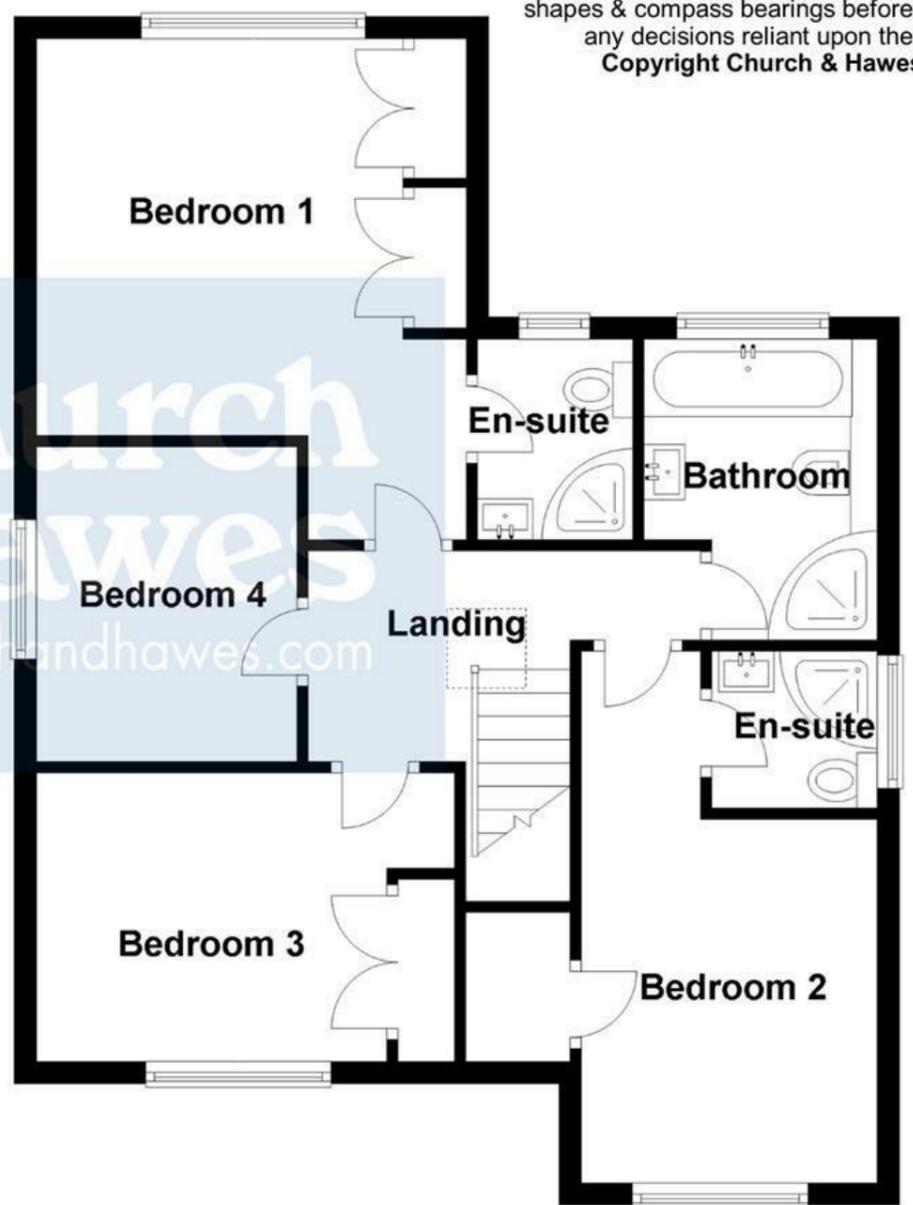
GUIDE PRICE £625,000 - £650,000... Discover this modern detached home in a charming lane, offering a tranquil setting near open countryside, yet with excellent links to Chelmsford City and Maldon town. Just a short drive from Danbury village, this property boasts spacious accommodation, featuring three reception rooms including a spacious 25'7 kitchen/dining room with bi-folding doors to garden. Upstairs, four bedrooms, two with ensuite facilities and a bathroom provide comfort and convenience. Outside, enjoy a low-maintenance rear garden with a sizable summerhouse, plus off road parking for four vehicles. With underfloor heating, UPVC double glazed sash windows and modern amenities throughout, this home combines countryside living with urban accessibility. Energy rating D.



## Ground Floor



## First Floor



**APPROX INTERNAL FLOOR AREA**  
132 SQ M 1422 SQ FT

This plan is for layout guidance only and is **NOT TO SCALE**

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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### LOCATION

Woodham Mortimer is very a popular village situated between the Historic town of Maldon and the popular villages of Danbury & Little Baddow. Easy access is offered to the A12 as well as the train stations at Chelmsford, Hatfield Peverel and North Fambridge, which go direct to London's Liverpool Street Station. Woodham Mortimer offers a village pub called "The Hurdlemakers" and is within a short drive of three Golf clubs.

### FIRST FLOOR

#### Landing:-

Vaulted ceiling. Two Velux windows. Wall light points. Radiator. Central vacuum connection.

#### Bedroom One:- 12'1" x 11'10" (3.68m x 3.61m)

Window to rear. Radiator. Fitted wardrobes to one wall. Wall light points. Door to:-

#### En-suite:-

Velux window. Towel radiator. W.C. Enclosed shower cubicle with wall mounted shower controls. Wash hand basin with cupboard below. Part tiled to walls. Fully tiled to floor.

#### Bedroom Two:- 10'8" x 8'10" (3.25m x 2.69m)

Window to front. Radiator. Fitted wardrobe. Wall light points. Door to:-

#### En-suite:-

Obscure window to side. Shower cubicle with electric shower. W.C. Wash hand basin with cupboards below. Tiled to walls and floor. Towel radiator.

#### Bedroom Three:- 12'1" x 9'0" (3.68m x 2.74m)

Window to front. Radiator. Fitted double wardrobe. Wall light points.

#### Bedroom Four:- 9'7" x 8'9" (2.92m x 2.67m)

Window to side. Radiator. Wall light points.

#### Family Bathroom:-

Obscure window to rear. Bath with mixer tap and shower attachment. Wash hand basin with cupboard below. Towel radiator. W.C with concealed cistern. Shower cubicle with wall mounted controls. Tiled to walls and floor.

### GROUND FLOOR

#### Entrance Hall:-

Accessed via composite entrance door. Stairs to first floor. Wooden flooring. Understairs storage cupboard. Door to kitchen, study and door to:-

#### Cloakroom

W.C. Wash hand basin with cupboards below. Fully tiled to wall and floor.

#### Lounge:- 18'4" x 12'8" (5.59m x 3.86m)

Two windows to side. Bi-folding doors to rear. Wooden flooring. Satellite and TV points.

#### Kitchen/Diner:- 25'7" x 11'7" > 8'9" (7.80m x 3.53m > 2.67m)

Window to front and side. Bi-folding doors to rear patio. Range of base and eye level units with deep pull out pan drawers and various pull out racking systems. Solid granite worktops. Double range oven with extractor unit above. Inset two bowl sink unit with monobloc mixer tap over and solid granite splashback. Integrated dishwasher, washing machine and fridge/freezer. Tiled to floor.

#### Study:- 10'1" x 8'5"

(Partially converted from garage). Window to side. Radiator. Wooden flooring. Range of fitted cupboards housing central vacuum system,

Worcester gas central heating boiler and hot water cylinder.

### EXTERIOR

#### Rear Garden:-

Large decked area. Artificial lawn with sleeper border. Patio area with summerhouse. Access to front via side gate. Outside water tap. Outside lighting.

#### Summerhouse:- 15'5" x 8'9" (4.70m x 2.67m)

Timber construction. Power and light connected.

#### Front:-

Block paved driveway with parking for four vehicles. Access to front storage area of garage (part converted into the study). LPG gas filling cover. Outside lighting.

### Agents Notes

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

