



21 Seagers, Great Totham, Essex CM9 8PB  
Guide price £375,000

\*\*Guide Price £375,000-£400,000\*\* This delightful home offers THREE bedrooms and is situated within this no through road in the highly sought after village of Great Totham with its own popular primary school, pubs and local amenities with good access to Tiptree and Maldon and only 5.5 miles to the A12. The property offers accommodation that includes entrance hall, lounge/diner with doors to rear garden, kitchen, conservatory, cloakroom and a family four piece bathroom. Externally the property benefits from a driveway providing off road parking for two vehicles, a garage and well established gardens to front and rear. Viewing is highly recommended to appreciate the overall property and location. Energy Efficiency Rating: D. Council Tax Band D.

**Main Bedroom 11'10 x 11'7 (3.61m x 3.53m)**

Pvc double glazed window, radiator.

**Bedroom 2 11'9 x 10'10 (3.58m x 3.30m)**

Pvc double glazed window, radiator.

**Bedroom 3 9'7 x 9'2 (2.92m x 2.79m)**

Pvc double glazed window, radiator.

**Four Piece Bathroom 9'9 x 9'6 (2.97m x 2.90m)**

Pvc double glazed window, ladder style radiator. Four piece white suite comprising of bath with mixer tap, shower cubicle with shower system, wc and wash hand basin with mixer tap. Part tiled to walls. Airing cupboard with hot water cylinder.

**Landing**

Access to loft, stairs to ground floor with pvc double glazed window at half landing.

**Entrance Hall**

Replacement entrance door, laminate flooring, radiator. Under stairs cupboard, Doors to cloakroom, lounge/diner and kitchen.

**Lounge/Diner 23' x 11'10 (7.01m x 3.61m)**

Dual aspect with Pvc double glazed window to front and patio doors to garden. Two radiators. Serving hatch to kitchen.

**Kitchen 11'7 x 9'8 (3.53m x 2.95m)**

Pvc double glazed window, selection of base and wall cabinets and drawer pack. Space for cooker with extractor fan above. Space for washing machine and fridge/freezer. Space for dish washer. Sink and drainer unit. Door to conservatory.

**Conservatory 8'1 x 6'11 (2.46m x 2.11m)**

Pvc double glazed windows with double doors to rear garden.

**Rear Garden**

Patio area with a further patio to the rear of the garden. Remainder laid to lawn and shrub and flower borders. Outside light. Access to front and personal door to garage.

**Garage 17' x 9'1 (5.18m x 2.77m)**

Power and lighting, up and over door and personal door to garden.

**Frontage**

Lawned with shrubs and parking on driveway for two vehicles which leads to the garage.

**Area Description**

South of the village of Great Totham has St Peter's church with amenities including the Village Shop and local car mechanic as well as the Highly regarded Great Totham Primary School. For Golf enthusiasts Forrester Park Golf Club is located in the village.

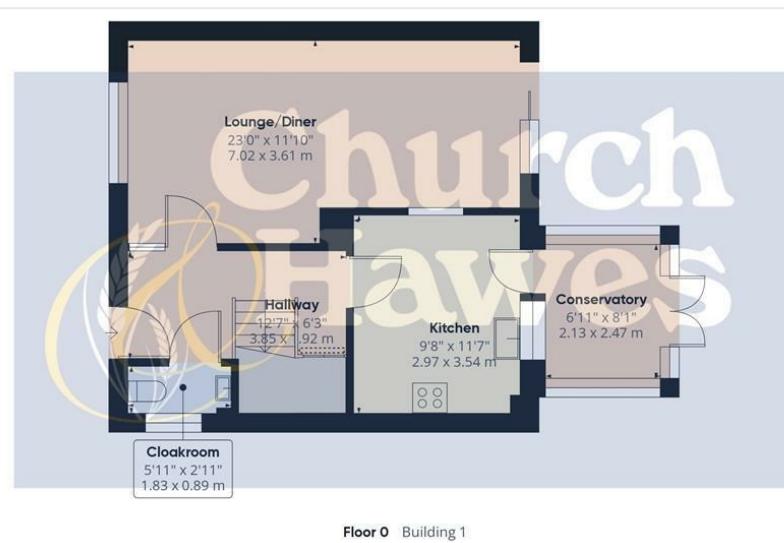
The Prince of Wales Pub in Totham South and The compasses at Great Totham North with The Bull located accross the road from the Cricket pitch in the centre of the village.

The village is within a short drive of both Maldon (approx 5 miles) and Tiptree (approx 3miles). Trains direct to the city can be boarded at Witham or Kelvedon Stations.

Of course our RECORD BREAKING ENGLAND opening batsman Alastair Cook hails from this area!!!

**Agents Note**

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 him/herself 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.



Approximate total area<sup>(1)</sup>  
1023.67 ft<sup>2</sup>  
95.1 m<sup>2</sup>

(1) Excluding balconies and terraces  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
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