



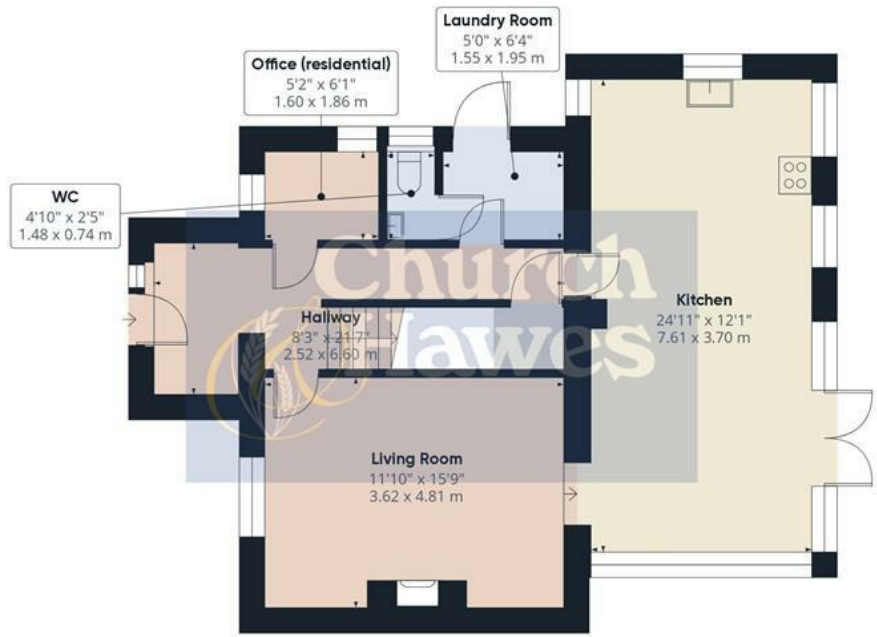
5 Staplers Heath, Great Totham , CM9 8NG
Price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

EXTENDED AND REFURBISHED THROUGHOUT IS THIS IMMACULATE, WELL PROPORTIONED FOUR BEDROOM HOME LOCATED IN THE IDYLIC VILLAGE OF GREAT TOTHAM ON THE FRONT ROW OF SATPLERS HEATH OVERLOOKING THE VILLAGE GREEN! Within reach of the highly regarded Great Totham Primary School, accommodation comprises Four First Floor Bedrooms which are serviced by the Four Piece Family Bathroom. The extensive Ground Floor features Reception Rooms in the form of a Study and Living Room. This versatile home also includes a Utility Room and Ground Floor Cloakroom. The impressive Kitchen/Dining Room is located to the rear of the property and overlooks the Rear Garden. Externally, the property affords an enclosed Rear Garden which is mainly laid to lawn with a range of seating areas. The property also offers a generous shingle Driveway providing ample Parking. Looking for a stunning home close to the centre of Great Totham South? This home is for you! The property also has approved plans for the removal of the Conservatory and erection of a two storey extension. Council Tax: C.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1181 ft²
109.72 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Bedroom 11'11 x 9'1 (3.63m x 2.77m)

Double glazed window to rear, radiator.

Bedroom 8'9 x 8'3 (2.67m x 2.51m)

Double glazed window to front, feature fireplace, radiator.

Bedroom 11'10 x 6'9 (3.61m x 2.06m)

Double glazed window to side, radiator.

Bedroom 9'9 x 8'8 (2.97m x 2.64m)

Double glazed window to side, radiator.

Bathroom

Obscure double glazed window to rear, heated towel rail, white suite comprising freestanding bath, low level w.c., tiled shower unit and wash hand basin, part tiled to walls, wood effect flooring.

Landing

Double glazed window to rear, access to loft, stairs down to:

Entrance Hall

Part obscure glazed entrance door to front, obscure glazed window to front, verticle radiator, access to under stairs cupboard, wood flooring.

Study 6'1 x 5'2 (1.85m x 1.57m)

Double glazed window to front and side, radiator.

Utility Room 6'4 x 5'0 (1.93m x 1.52m)

Part double glazed door to side, space and plumbing for washing machine and space for further under counter appliance below work surface, storage units, radiator, wood flooring, door to:

Cloakroom 4'10 x 2'5 (1.47m x 0.74m)

Obscure double glazed window to side, low level w.c., wash hand basin with cupboard below and mixer tap, part tiled to walls, wood flooring.

Living Room 15'9 x 11'10 (4.80m x 3.61m)

Double glazed window to front, verticle radiator, feature fireplace, television point, open to:

Kitchen/Dining Room 24'11 x 12'1 (7.59m x 3.68m)

Double glazed windows to front, sides and rear, glazed door to Entrance Hall, double glazed double doors to Rear Garden, wood flooring, range of matching units, space for range cooker with extractor above and LPG gas point, space for fridge/freezer, low level boiler, ceramic 1 1/2 bowl sink drainer unit with mixer tap set into work surface, part tiled to walls.

Rear Garden

Commences with composite decked seating area, mainly laid to lawn, mainly laid to lawn with timber shed, fenced to bounadries.

Frontage

Shingle driveway providing Parking for a number of vehicles, lawned area to front, fenced to side boundaries.

Agents Note

We understand that part of the loft has spray foam insulation.

Planning permission approved for a two storey extension Maldon District Council ref: 22/01025/HOUSE

Agents Note

These particulars do not constitute any part of an offer o r contract. All measurements a r e 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.

