



Seagers, Great Totham, CM9 8PB  
O.I.E.O £375,000

**Church & Hawes**

Est.1977

Estate Agents, Valuers, Letting & Management Agents



**\*\*NO ONWARD CHAIN\*\*** LOCATED IN A POPULAR GREAT TOTHAM CUL DE SAC, this delightful semi-detached house that offers a perfect blend of comfort and convenience. Spanning an impressive 1,221 square feet, the property boasts three well-proportioned Bedrooms & Family Bathroom (with one of the Bedrooms also incorporating a Shower cubicle), making it an ideal home for families or those seeking extra space. This home boasts two inviting reception rooms, in the form of a Living Room & Dining Room providing ample space for relaxation and entertaining. One of the standout features of this home is the generous rear garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a garage, providing further storage options or potential for a workshop. There is also a Driveway to the front of the property. Situated conveniently close to Great Totham Primary School, this location is perfect for families with young children. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. EPC: TBC, Council Tax: D.

### Bedroom

16'2 x 12'1 (4.93m x 3.68m)

Two Double glazed windows, radiator, tiled shower cubicle, coved to ceiling.

### Bedroom

14'4 x 8'11 (4.37m x 2.72m)

Double glazed window, radiator, coved to ceiling.

### Bedroom

9'11 x 6'8 (3.02m x 2.03m)

Double glazed window, radiator, coved to ceiling.

### Bathroom

12'6 x 5'1 (3.81m x 1.55m)

Obscure double glazed window, radiator, suite comprising low level w.c., panelled bath with telephone style mixer tap, pedestal wash hand basin, wood effect flooring.

### Landing

Double glazed window, access to loft, door to airing cupboard, coved to ceiling and stairs down to:

### Entrance Hall

9'10 x 6'10 (3.00m x 2.08m)

Part obscure glazed entrance door to front, full length panel window to rear, wall mounted electric heater, coved to ceiling, doors to further accommodation including:

### Dining Room

16'0 x 9'11 (4.88m x 3.02m)

Double glazed window, radiator, coved to ceiling.

### Kitchen/Breakfast Room

12'6 x 9'4 (3.81m x 2.84m)

Double glazed window, radiator, range of matching units, low level double oven, four ring electric hob, integrated dishwasher, space for microwave, wine rack and spice rack, 1 1/2 bowl sink drainer unit with mixer tap, tiled floor, coved to ceiling.

### Living Room

15'11 x 11'10 (4.85m x 3.61m)

Double glazed window and double glazed sliding door to rear garden, two radiators, television point, coved to ceiling.

### Cloakroom

6'7 x 2'10 (2.01m x 0.86m)

Obscure double glazed window, low level w.c., wash hand basin with mixer tap and tiled splash back, radiator.

### Utility Room & Study

9'11 x 7'4 (3.02m x 2.24m)

Double glazed window, part double glazed door, oil fired boiler, range of units, stainless steel sink/drainage unit.

### Garage

17'0 x 8'10 (5.18m x 2.69m)

Up and over door to front, part double glazed door and double glazed window, power and light connected.

### Garden

The Garden extends around the property with access to the front from a pathway to the side of the Garage, paved terrace with timber she to one side, lawned area with a range of established trees and shrubs, outside tap, fenced to boundaries.

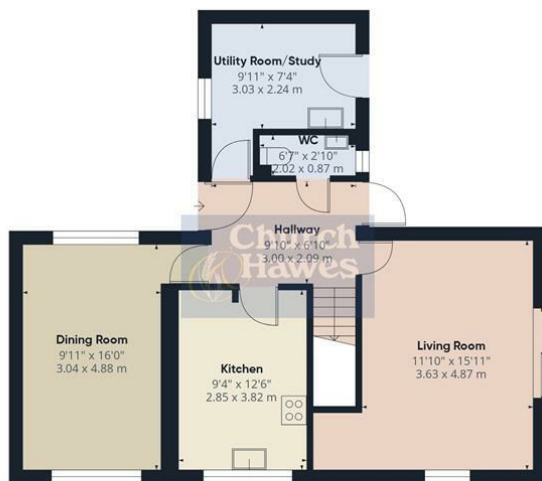
### Frontage

Parking on driveway leading to garage, shingle area with pathway to entrance door.

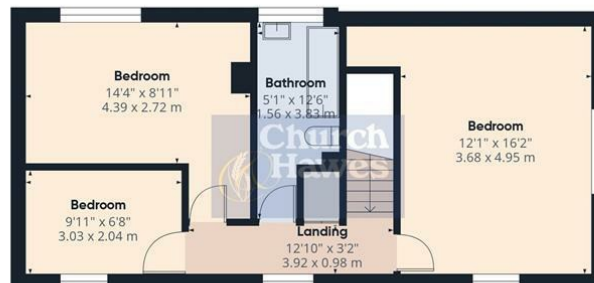
### Agents Note & Money Laundering

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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

1374 ft<sup>2</sup>  
127.7 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.

Calculations are based on RICS IPMS 3C standard.

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