



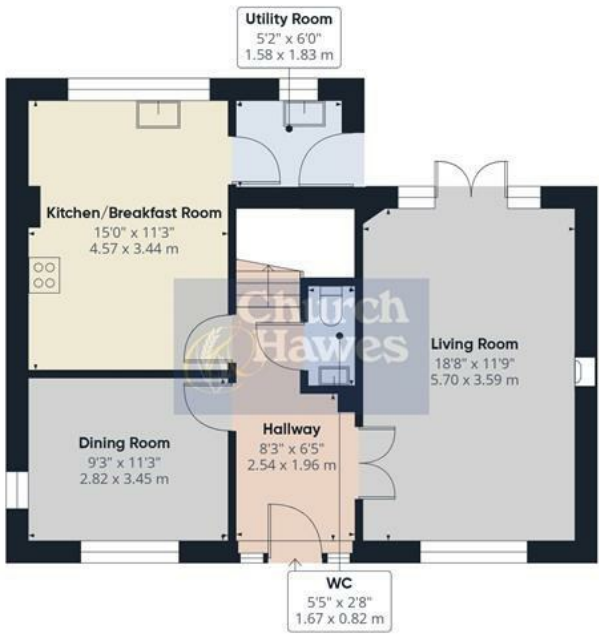
14 St. Peters Walk, Great Totham , Essex CM9 8XL
Price £500,000

Church & Hawes

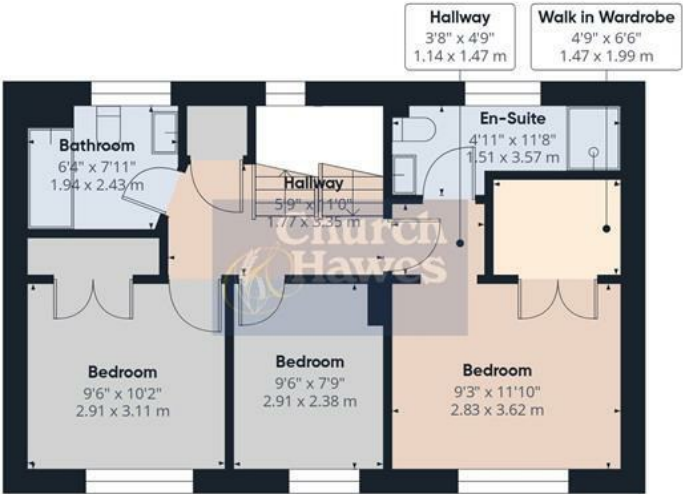
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

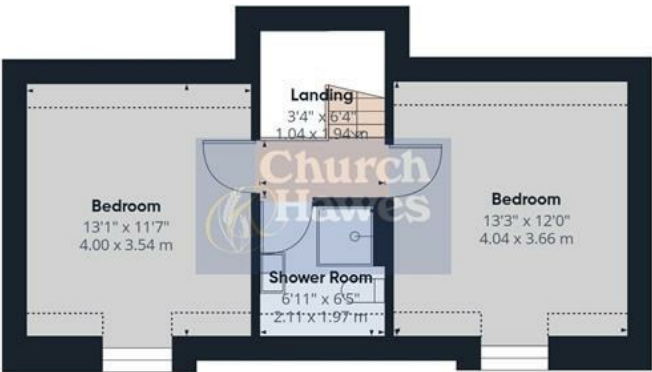
NEW PICTURES NOW ADDED! LOCATED IN THE PLEASANT CUL DE SAC of St. Peters Walk, this impressive detached house offers a perfect blend of space and comfort. Spanning an ample 1,527 square feet, the property boasts five well-proportioned bedrooms, making it an ideal family home. With three reception rooms, there is plenty of room for relaxation and entertaining. The house features three bathrooms, providing convenience for busy mornings and accommodating guests with ease. The property benefits from oil-fired central heating. One of the standout features of this home is its proximity to Great Totham School, which is within walking distance, making it an excellent choice for families with children. The absence of an onward chain allows for a smoother move! This three-storey residence offers a practical layout, providing versatility and the opportunity to create a home that suits your lifestyle. Whether you are looking for a peaceful retreat or a vibrant family hub, this property is sure to meet your needs. With its desirable location and spacious design, this home is your chance to get settled in Great Totham. EPC: D, Council Tax: F.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1691 ft²
157.1 m²

Reduced headroom
54 ft²
5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 13'3 x 12'0 (4.04m x 3.66m)

Double glazed window to front, two velux windows to rear, access to loft, radiator.

Bedroom 11'7 x 13'1 (3.53m x 3.99m)

Double glazed window to front, two double glazed velux windows to rear, radiator.

Shower Room 6'11 x 6'5 (2.11m x 1.96m)

Double glazed velux window to front, pedestal wash hand basin, low level w.c., tiled corner shower unit, radiator, part tiled to walls.

Second Floor Landing

Double glazed window to rear, half height window to rear, return staircase down to:

First Floor Landing

Door to airing cupboard, stairs to Ground Floor, doors to further accommodation including:

Bedroom 11'10 x 9'3 (3.61m x 2.82m)

Double glazed sash window to front, radiator, wood effect flooring, access to En-Suite, double doors to:

Walk-in Wardrobe 6'6 x 4'9 (1.98m x 1.45m)

Range of shelves and rails, wood effect flooring, radiator.

En-Suite 11'8 x 4'11 (3.56m x 1.50m)

Obscure double glazed window to rear, radiator, suite comprising tiled shower, low level w.c., pedestal wash hand basin, tiled to walls and floor.

Bedroom 9'6 x 7'9 (2.90m x 2.36m)

Double glazed sash window to front, radiator.

Bedroom 10'2 x 9'6 (3.10m x 2.90m)

Double glazed sash window to front, radiator, double wardrobe.

Bathroom 7'11 x 6'4 (2.41m x 1.93m)

Obscure double glazed window to rear, radiator, panelled bath with shower above and shower mixer tap, shower screen, low level w.c., pedestal wash hand basin with tiled splash backs, shaver point.

Entrance Hall 8'3 x 6'5 (2.51m x 1.96m)

Entrance door to front, stained glass windows to front, radiator, wood effect flooring, doors to further accommodation including:

Cloakroom 5'5 x 2'8 (1.65m x 0.81m)

Low level w.c., pedestak wash hand basin, radiator, extractor fan, wood effect flooring.

Dual aspect Living Room 18'8 x 11'9 (5.69m x 3.58m)

Double glazed sash window to front, double glazed double doors to rearm two double glazed windows to rear, two radiators, feature fireplace, wood effect flooring.

Dining Room 11'3 x 9'3 (3.43m x 2.82m)

Double glazed sash window to front, double glazed window to side, radiator, wood effect flooring.

Kitchen/Breakfast Room 15'0 x 11'3 (4.57m x 3.43m)

Double glazed window to rear, radiator, range of matching units, space for range cooker, extractor, integrated fridge/freezer, wine rack, stainless steel sink/drain unit with mixer tap, double glazed window to rear, tiled splash backs, tiled floor, door to:

Utility Room 6'0 x 5'2 (1.83m x 1.57m)

Part double glazed door to side, double glazed window to rear, wall mounted oil fired boiler, Stainless steel sink/drain unit with mixer tap, apce and plumbing for washing machine, radiator, tiled floor.

Rear Garden

Commences with raised, paved seating area with steps down to path leading to side gate and personal door into Garage, remainder mainly laid to lawn, garden shed and a range of planting borders, oil tank, outside tap, timber shed.

Garage 17'5 x 9'5 (5.31m x 2.87m)

Up and over door to front, power and light connected, part boarded loft.

Frontage

Gate to rear garden, parking leading to garage, 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

