



Church

## 2 Spring Lane, Great Totham, CM9 8DL O.I.E.O £375,000

FOR SALE WITH NO ONWARD CHAIN. LOCATED IN GREAT TOTHAM NORTH, this established semi-detached house on Spring Lane offers a perfect blend of comfort and convenience. Spanning an impressive 987 square feet, the property comprises three well-proportioned bedrooms which are serviced by a Bathroom and separate W.C.. The Living Room is a warm and welcoming with a fireplace as a focal point, perfect for unwinding after a long day. The heart of the home is undoubtedly the open plan Kitchen and Dining Room, which creates a sociable atmosphere for family meals and gatherings. This modern layout ensures that the cook is never far from the conversation. Outside, the rear garden offers a private sanctuary, ideal for enjoying sunny afternoons or hosting barbecues with friends. Additionally, the driveway provides parking for up to several vehicles, along with a garage for extra storage or secure parking. This residence is not only a comfortable living space but also benefits from its location in a peaceful village setting, while still being within easy reach of local amenities in Maldon, Witham & Tiptree. With its charming features and practical layout, this semi-detached house on Spring Lane is a wonderful opportunity for those looking to settle in a friendly community. EPC: E, Council Tax: C.



### **Bedroom 11'10 x 11'3 (3.61m x 3.43m)**

Double glazed window to front, radiator.

### **Bedroom 13'3 x 8'8 (4.04m x 2.64m)**

Double glazed window to rear, radiator, double wardrobe.

### **Bedroom 9'9 x 6'9 (2.97m x 2.06m)**

Double glazed window to front, radiator, storage above stairs with hanging rail.

### **Bathroom 5'4 x 4'9 (1.63m x 1.45m)**

Obscure double glazed window to rear, radiator, panelled bath with shower above, wash hand basin with mixer tap, tiled splash backs and vanity unit. wood effect flooring.

### **W.C. 5'4 x 2'8 (1.63m x 0.81m)**

Obscure double glazed window to side, low level w.c., part tiled walls, wood effect flooring.

### **Landing 9'0 x 7'11 (2.74m x 2.41m)**

Double glazed window to side, access to loft and airing cupboard, stairs down to:

### **Entrance Hall 11'9 x 6'2 (3.58m x 1.88m)**

Obscure double glazed entrance door to front, double glazed window to side, radiator, door to under stairs storage cupboard, wood effect flooring, doors to further accommodation including:

### **Living Room 15'0 x 11'11 (4.57m x 3.63m)**

Double glazed window to front, two radiators, feature fireplace, coved to ceiling. part glazed double doors to:

### **Kitchen/Dining Room 21'6 x 9'9 (6.55m x 2.97m)**

Double glazed windows to rear, radiator, wood effect flooring, Range of matching units, chest level oven, space and plumbing for washing machine and further under counter appliance, four ring electric hob set into work surface, stainless steel sink drainer unit with mixer tap, two storage cupboards, door to hall and door to:

### **Conservatory 13'9 x 7'11 (4.19m x 2.41m)**

Double glazed windows to sides and rear, double glazed doors to side, polycarbonate ceiling, wall mounted electric heater.

### **Garage 17'0 x 9'5 (5.18m x 2.87m)**

Up and over door to front, door to side, window to rear, power and light connected.

### **Rear Garden**

Paved seating area, further decked covered seating area, outside tap, remainder mainly laid to lawn, fenced to boundaries and pathway to:

### **Frontage**

Concrete driveway providing parking for several vehicles, lawned area to one side, pathway to entrance, gate to garden and door to garage.

### **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

