



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Stockhouse Close**  
Tolleshunt Knights, CM9 8HT

**£500,000**  
EPC Rating 'D'

- Three Bedroom Bungalow
- Open Plan Living Space
- Immaculately Presented
- Garage & Ample Off Road Parking







## Property Description

David Martin Estate Agents are thrilled to present this stunning, extended, and beautifully maintained three-bedroom bungalow, nestled in the sought-after village of Tolleshunt Knights. This exceptional home offers modern living at its finest, combining stylish interiors with practical spaces perfect for both entertaining and everyday family life. Step inside a welcoming entrance hall leading into a spacious open-plan living area, designed to be the heart of the home. The lounge area has a newly fitted log burner, the modern kitchen boasts a central island, seamlessly connecting to the dining space. Double doors open onto the rear garden, perfect for enjoying outdoor living. The property features a principal bedroom with a private en-suite, two additional bedrooms, and a family bathroom. Externally, this home benefits from ample off-road parking, a detached garage, and a lovely rear garden, offering space for relaxation.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, marble effect tiled floor, Two radiators and loft access.

#### OPEN PLAN LIVING/KITCHEN/DINING

31' 02" x 20' 08" Maximum Measurements (9.5m x 6.3m)

Stylish Kitchen fitted with a range of wall and base units incorporating an inset sink with mixer tap, Quartz work top and splash back, eye level oven, space for American style fridge/freezer, integrated dishwasher and washing machine, light tunnel, spotlights, central island with granite worktop, gas hob with extractor over, storage beneath and breakfast bar. Dining area with double doors to rear garden, window to rear and radiator. Lounge with log burner, radiator and Velux skylight. Marble effect floor tiles throughout.



#### BEDROOM ONE

21' 08" x 9' 05" (6.6m x 2.87m) Window to rear and side, radiator, built in storage cupboard, Thruslide sliding door to:

#### ENSUITE

Window to front, walk in shower with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, tiled flooring, spotlights, radiator and extractor fan.



#### BEDROOM TWO

14' 09" x 13' 10" Maximum measurements (4.5m x 4.22m) Window to front, radiator.

#### BEDROOM THREE

14' 09" x 9' 02" (4.5m x 2.79m) Window to front, radiator.

#### BATHROOM

Window to rear, bath with shower attachment, wash hand basin, low level W.C, tiled floor, part tiled walls, spotlights, radiator, extractor fan.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their functionality or efficiency can be given.  
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## OUTSIDE

### FRONT

Block paved driveway providing off road parking for multiple vehicles, side access to rear garden.

### GARAGE

20' 11" x 13' 06" (6.38m x 4.11m) Detached garage with electric roller door, power and light, window and door to garden.

### REAR GARDEN

Patio area to rear of property, rest mainly laid to lawn, outside tap and lights.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements