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DAVID MARTIN
GROUP

The Street
Little Totham, Maldon, CM9 8JQ

£480,000
EPC Rating 'C'

- Four Bedroom Semi Detached Cottage
- Three Reception Rooms
- Character Features
- Enclosed Garden to Rear





Property Description

David Martin Estate Agents are delighted to offer for sale this four bedroom semi-detached cottage with character features throughout situated in the popular village of Little Totham with good access to Tiptree and Maldon with their excellent range of shops, schools and local amenities. The property comprises of an entrance hall, spacious lounge, breakfast room, separate dining room, kitchen and cloakroom. On the first floor there is a principal bedroom with a dressing room and ensuite, three further bedrooms and a family bathroom. Externally the property benefits from parking to the front leading to a garage and an enclosed garden to rear. Viewing is highly recommended to appreciate the space, location and character that the property offers.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect leading into entrance hall with stairs rising to first floor landing, radiator, walk in storage cupboard measuring 10'6ft. x 7'4ft. door to:

LOUNGE

23' 6" x 12' (7.16m x 3.66m) Spacious living room featuring an open fireplace, two radiators, being well lit by fully glazed double doors to rear aspect, double doors to:



DINING ROOM

12' 6" x 11' (3.81m x 3.35m) Being well lit by two windows to front aspect, radiator.

BREAKFAST ROOM

9' 8" x 9' 4" (2.95m x 2.84m) Radiator, archway connecting to lounge, door to:

KITCHEN

19' x 9' 1" (2.95m x 2.84m) Being comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, electric double oven and hob inset to remain, integrated fridge, the room is lit by two windows and part glazed door to rear aspect, splash tiling, tiled floor with under floor heating, plumbing for washing machine.



CLOAKROOM

Low flush WC, wall mounted wash hand basin, window to side aspect.





LANDING

Airing cupboard, door to:

BEDROOM ONE

18' 5" x 9' 6" (5.61m x 2.9m) Being well lit by two windows to rear aspect, radiator, archway to dressing room, door to ensuite shower room.

DRESSING ROOM

7' x 5' 7" (2.13m x 1.7m) Fitted range of wardrobes with hanging rail and shelving.

ENSUITE SHOWER ROOM

8' x 7' 5" (2.44m x 2.26m) Stylish white suite comprising of low flush WC, double shower cubical, wall mounted wash hand basin, splash tiling, window to side aspect, heated towel rail.



BEDROOM TWO

17' 10" x 12' 5" (5.44m x 3.78m) Max Measurement Window to rear aspect, radiator.

BEDROOM THREE

12' 2" x 10' 10" (3.71m x 3.3m) Window to front aspect, radiator.

BEDROOM FOUR

10' 8" x 9' 2" (3.25m x 2.79m) Window to front aspect, radiator.



FAMILY BATHROOM

11' x 8' (3.35m x 2.44m) White suite comprising of low flush WC, pedestal wash hand basin, panel bath, shower cubical, window to front aspect, splash tiling, radiator.





OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds, driveway to side providing parking leading to an integral garage measuring 17'3ft. x 9'ft. with power and light connected, housing oil fired boiler (untested).

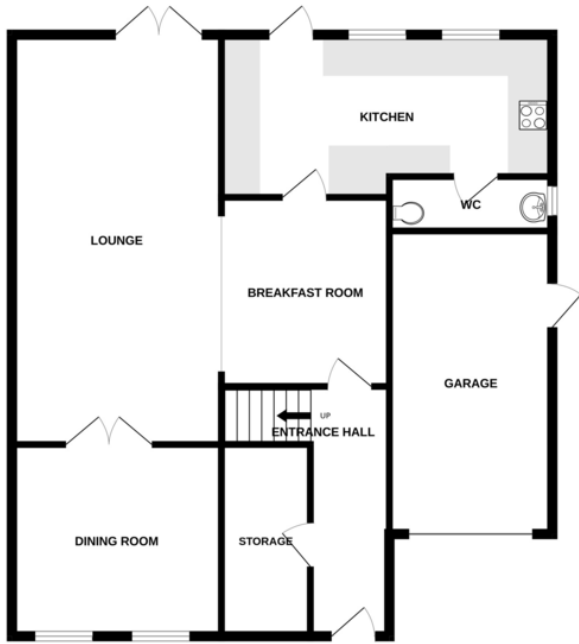
REAR GARDEN

The rear garden is well enclosed by panel fencing, being laid to lawn with flowers beds, paved patio to the rear of the property, outside tap and light, oil storage tank.

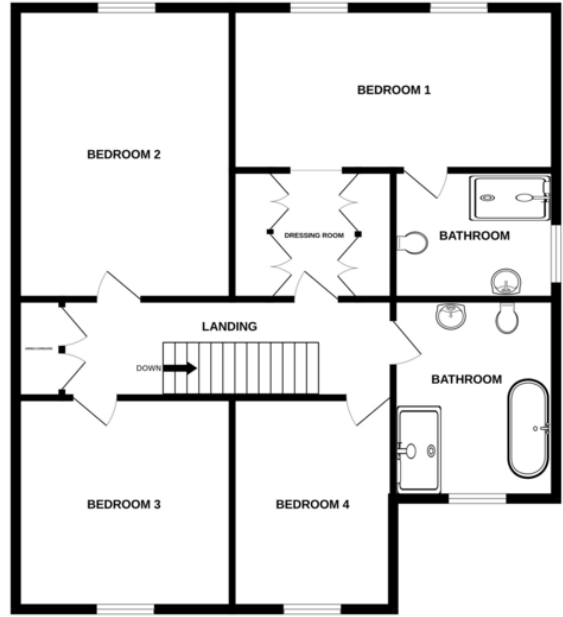
AGENTS NOTE

The details above do not form any offer or contract; we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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