

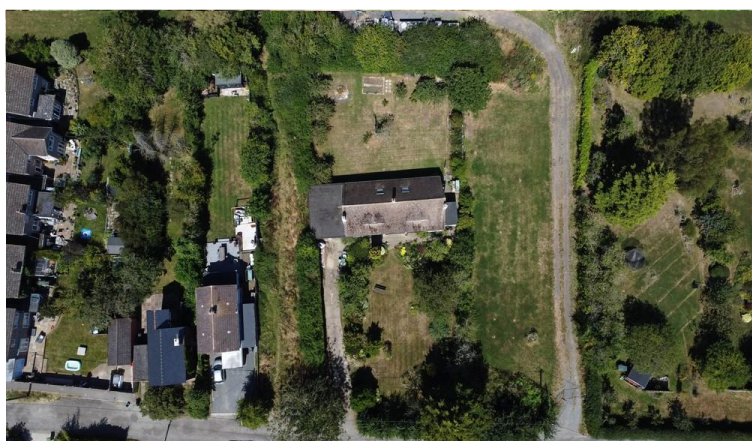


13 Woodrolfe Farm Lane
Tollesbury, Maldon, CM9 8SX

Guide Price £650,000
EPC Rating 'E'

- Detached Four Bedroom Chalet
- CHAIN FREE
- Plot of Just Under Half an Acre
- Double Garage & Ample Parking





Property Description

Guide price- £650,000-£700,000

David Martin Estate Agents are delighted to offer for sale this detached individual spacious family home set on a plot of just under half an acre in the highly sought after village of Tollesbury with its school, shops and marina and seawall walks. The property offers versatile family accommodation with spacious dining hall, large lounge, kitchen/breakfast room, two ground floor bedrooms and shower room, spacious landing, two further bedrooms and a family bathroom. Externally the property benefits from a driveway providing ample parking, a double garage with workshop, large gardens to front and rear of property. The property is being offered CHAIN FREE and viewing is advised to appreciate the space, setting and enormous potential that the property offers.

DINING HALL

24' x 10' 3" (7.32m x 3.12m) Entrance to the property is made via sliding patio doors to front aspect leading into the dining hall with spiral stairs rising to first floor landing, double radiator, the room features a multi fuel



stove, door to:

LOUNGE

26' x 14' 6" (7.92m x 4.42m) A spacious living room being well lit by windows to front and rear aspect, two radiators, the room features a log burner inset to inglenook style fireplace.

LOBBY

Door to;

KITCHEN/BREAKFAST ROOM

15' x 11' 10" (4.57m x 3.61m) Comprehensively fitted with a range of units comprising of single drainer sink unit with mixer taps inset to worksurface with appliance storage and drawers and cupboards under, adjoining worksurface with drawers and cupboards beneath, breakfast bar, electric oven and hob inset remain, being well lit by window to front and side aspect, radiator, door to:

UTILITY ROOM

10' 10" x 6' 6" (3.3m x 1.98m) Single drainer sink unit inset to worksurface with drawers and cupboards under, plumbing for washing machine, window to front aspect and half glazed door to rear, oil fired boiler.

BEDROOM ONE

23' x 11' 8" (7.01m x 3.56m) Max Measurement A large double bedroom with windows to rear aspect, fitted wardrobe and storage cupboard, radiator.

BEDROOM FOUR

11' 8" x 9' 5" (3.56m x 2.87m) Window to rear aspect, radiator, fitted storage cupboard.

SHOWER ROOM

9' x 6' 3" (2.74m x 1.91m) Wet room style shower, low flush WC, wash hand basin inset to vanity unit, window to side aspect, radiator, splash tiling, tiled floor.

LANDING

28' x 16' 4" (8.53m x 4.98m) Max Measurement Bright and spacious with potential to divide into an additional bedroom, sky light window to rear aspect and window to front, radiator, access to loft space, door to:

BEDROOM TWO

11' 8" x 10' 7" (3.56m x 3.23m) Window to side aspect, radiator, eaves storage cupboard and wardrobe.

BEDROOM THREE

11' 6" x 10' 7" (3.51m x 3.23m) Window to side aspect, radiator, eaves storage cupboard and fitted wardrobe.





FAMILY BATHROOM

10' x 6' 4" (3.05m x 1.93m) White suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath with shower over, splash tiling, radiator, sky light window to rear aspect.

OUTSIDE

The property sits on a plot of just under half an acre with established gardens to front laid to lawn with flower beds, shrubs and trees, enclosed by fencing and hedge borders, driveway to side providing ample parking leading to a double garage measuring 18ft. x 16ft. with power and light connect, linking to workshop measuring 16ft. x 9'6ft. with power and light connected.

REAR GARDEN

Being laid to lawn, enclosed by hedge borders, various fruit trees. Oil storage tank.

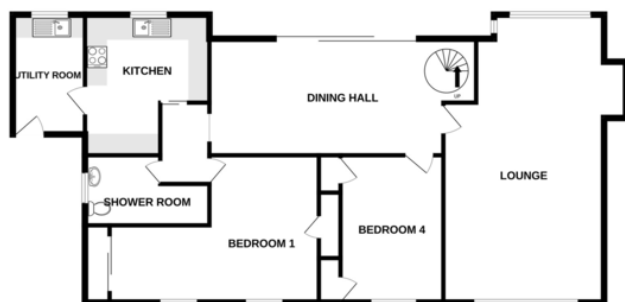
AGENTS NOTE

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.

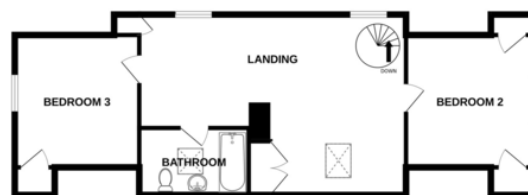




GROUND FLOOR
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1926 sq.ft. (178.9 sq.m.) approx.

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		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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