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DAVID MARTIN
GROUP

Barnhall Road
Tolleshunt Knights, Maldon, CM9 8HA

Guide Price £550,000 - £575,000

EPC Rating 'D'

- Four Bedroom Detached Chalet
- Spacious Living Accommodation
- South Facing Rear Garden
- Garage and Off Road Parking





Property Description

David Martin Estate Agents are delighted to offer for sale this well presented four bedroom detached chalet situated in the village of Tolleshunt Knights. The property consists of a welcoming entrance hall, spacious sitting room with double doors into the rear garden and open plan to the dining area, a modern kitchen/breakfast room, utility room, family bathroom, ground floor double bedroom with ensuite WC. On the first floor there are three further bedrooms and a cloakroom. Externally the property benefits from an in-out driveway proving off road parking, a detached garage and workshop and an enclosed south facing rear garden. The property is being sold CHAIN FREE and we highly recommend a viewing to appreciate all it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, window to front, engineered oak flooring, radiator, stairs rising to first floor landing.

SITTING/DINING ROOM

24' 09" x 20' 07" Maximum measurements (7.54m x 6.27m) Double doors and window to rear garden, engineered oak flooring, feature fireplace with inset gas fire, two radiators

KITCHEN/BREAKFAST ROOM

15' 09" x 10' 04" (4.8m x 3.15m) Comprehensively fitted with a range of wall and base units with quartz work tops and splashbacks, inset one and a half sink with mixer tap, double eye level oven and warming drawer, five ring gas hob with extractor over, integrated fridge, radiator, space for dining table, two windows to front, door to:



UTILITY ROOM

10' 05" x 8' 06" (3.18m x 2.59m) Fitted with base units with Quartz worktop over incorporating a one and a half sink with drainer and mixer tap, integrated dishwasher, space and plumbing for tumble dryer, washing machine and fridge/freezer, wall mounted gas fired boiler, window to front and door to side.



BEDROOM FOUR

14' 08" x 11' 07" (4.47m x 3.53m) Window to rear, fitted wardrobes, radiator, door to:

ENSUITE

Wash hand basin inset to vanity unit, low level W.C, heated towel rail.

BATHROOM

9' 03" x 9' 03" (2.82m x 2.82m) Window to front, panel enclosed P-shaped bath with shower attachment, separate shower with rainfall shower head and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, part tiled walls, heated towel rail, airing cupboard, tiled floor.





LANDING

Skylight window to rear.

BEDROOM ONE

14' 05" x 13' 05" (4.39m x 4.09m) Skylight window to side, eaves storage cupboards, radiator.

BEDROOM TWO

13' 01" x 10' 09" (3.99m x 3.28m) Window to front, large loft cupboard, radiator.

BEDROOM THREE

13' 03" x 11' 04" Maximum measurement (4.04m x 3.45m) Skylights window to side, eaves storage cupboards, fitted wardrobes, radiator.

CLOAKROOM

Skylight window to side, low level W.C, hand wash basin inset to vanity unit.





OUTSIDE

FRONT

In-out driveway providing off road parking for several vehicles, side access to rear garden.

GARAGE & WORKSHOP

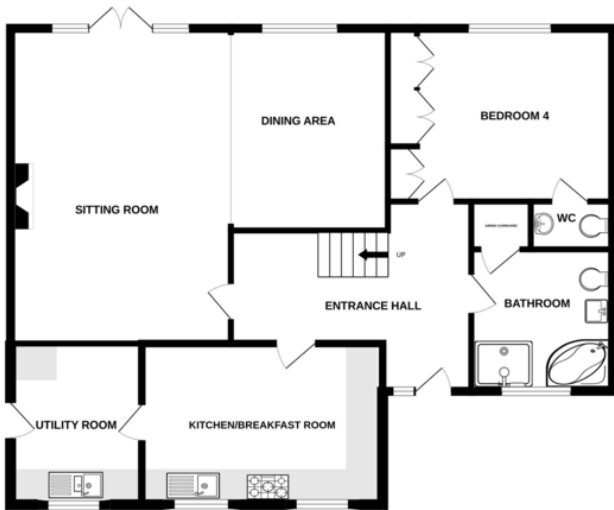
17' 00" x 8' 08" (5.18m x 2.64m) Detached garage with up and over door, power and light connected, door to side, open to workshop measuring 6'05ft. x 13'03ft. with window to rear.

REAR GARDEN

South facing rear garden with patio seating area, rest mainly laid to lawn with shrub and flower borders, outside lights and power point.



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		
69-80	C		78 C
55-68	D	60 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 and 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