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DAVID MARTIN
GROUP

Mill Road
Great Totham, Maldon, CM9 8DH

£500,000
EPC Rating 'D'

- Three Bedroom Detached Bungalow
- Garage & Off Road Parking
- Corner Plot
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this three bedroom detached bungalow situated on a corner plot in the popular village of Great Totham. The property offers great potential to improve and extend (STPP) consisting of a welcoming entrance hall, spacious lounge, kitchen, sunroom, three bedrooms and two bathrooms. Externally the property benefits from a block paved driveway providing off road parking for multiple vehicles, a garage and gardens to the front and rear of the property. 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, two radiators, loft access, storage cupboard.

LOUNGE

24' 00" x 11' 10" (7.32m x 3.61m) Box bay window to front aspect, three radiators, feature fireplace run on lpg, window and door to sunroom.

KITCHEN

11' 01" x 8' 04" (3.38m x 2.54m) Fitted with a range of wall and base units incorporating a one and a half sink with drainer and mixer tap, tiled splash back, four ring electric hob, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer, eye level ovens, cupboard housing floor standing oil fired boiler, spotlights, door to sunroom.



SUNROOM

18' 07" x 7' 11" (5.66m x 2.41m) Windows to sides and rear, laminate flooring, door to rear garden.

BEDROOM ONE

12' 10" x 11' 09" (3.91m x 3.58m) Window to front, radiators, spotlights.

BEDROOM TWO

12' 02" x 8' 06" (3.71m x 2.59m) Window to front, radiator, built in wardrobe.



BEDROOM THREE

11' 02" x 6' 09" (3.4m x 2.06m) Window to rear, radiator.

BATHROOM

7' 09" x 6' 10" (2.36m x 2.08m) Window to rear, airing cupboard, corner bath with shower over, low level W.C, hand wash basin inset to vanity unit, radiator, spotlights.

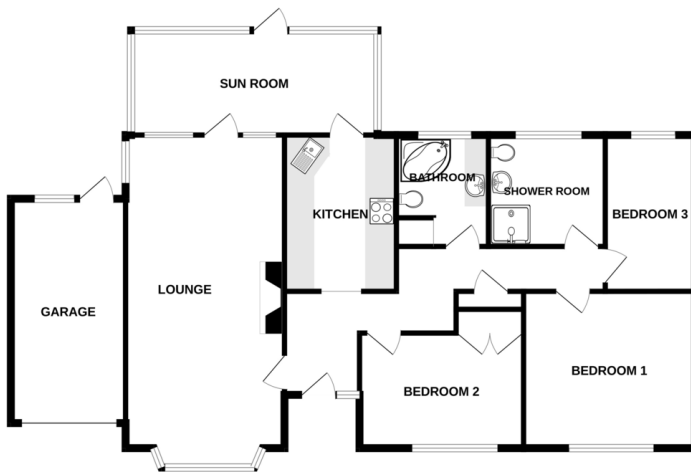
SHOWER ROOM

8' 09" x 7' 09" (2.67m x 2.36m) Window to rear, walk in shower, low level W.C, wash hand basin inset to vanity unit, radiator, heated towel rail, spotlights.





GROUND FLOOR
1262 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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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OUTSIDE

FRONT

Block paved driveway providing off road parking for multiple vehicles, garden laid to lawn with scrub borders, side access to rear garden.

GARAGE

16' 09" x 8' 05" (5.11m x 2.57m) Up and over door, window and door to rear garden.

REAR GARDEN

A good sized rear garden being mainly laid to lawn with shrub and flower borders, pond, various sheds (to remain).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 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