



## Kings Walk

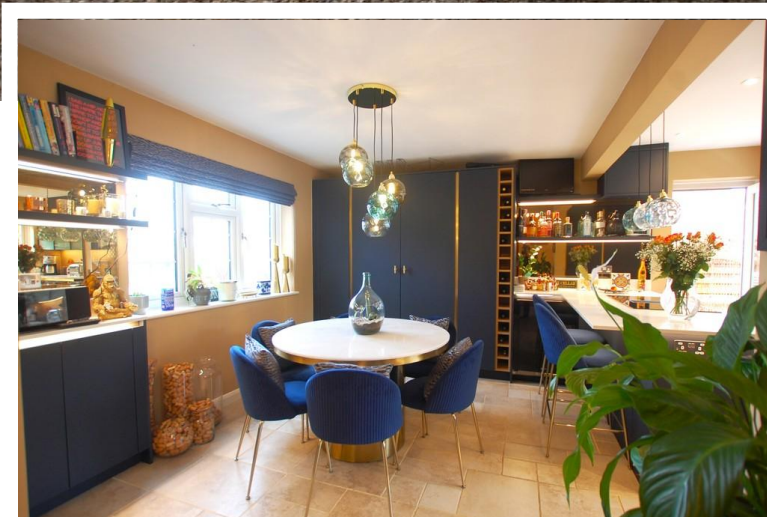
Tollesbury, Maldon, CM9 8XH

Offers In Excess Of £595,000

EPC Rating 'E'

- FOUR/FIVE BEDROOM DETACHED HOUSE
- HIGH SPECIFICATION THROUGHOUT
- CUL-DE-SAC LOCATION
- DOUBLE GARAGE





## Property Description

We are delighted to offer for sale this wonderful detached four/five bedroom residence situated in the semi-rural waterside village of Tollesbury. The property has been very well looked after and improved by the current owner and has so much to offer.

This impressive property has vast accommodation downstairs, including two reception rooms, a modern kitchen/diner, a generous utility room, cloakroom and the possible fifth bedroom or study.

As you ascend upstairs, you are greeted with a spacious landing and four double bedrooms, two benefit from en suites. There is also a family bathroom.

Externally the property has a large driveway providing ample parking for several vehicles along with a double garage. The garden is enclosed and very low maintenance and consists of patio/stoned and decked areas.



#### ENTRANCE HALL

Enter the property via a part glazed composite door leading into the welcoming hallway which has a tiled floor and under stair storage cupboard, door leading to;

#### CLOAKROOM

Window to front, low level W.C, hand wash basin

#### STUDY/BEDROOM FIVE

16' x 8' 09" (4.88m x 2.67m) A versatile room offering extra space and choice for what you would use it for, there is a window to front aspect.



#### UTILITY ROOM

13' 03" x 6' 03" (4.04m x 1.91m) Generous size room, comprising of an inset sink to base unit, space for washing machine and tumble dryer, oil fired boiler and window to rear with built in blind, tiled flooring.

#### KITCHEN/DINER

20' 09" x 12' 07" (6.32m x 3.84m) A simply stunning kitchen where no corners have been cut, only installed two years ago by the current owner, the Kessler Kitchen has everything you need, starting with a wine/beer fridge, wine bottle cooler inset to quartz worktops, integrated full length fridge and full length freezer and integrated dishwasher, there is also a eye level oven with inset microwave above, all appliances listed are interrelated and are SMEG, so top of the range along with the rest of the kitchen.

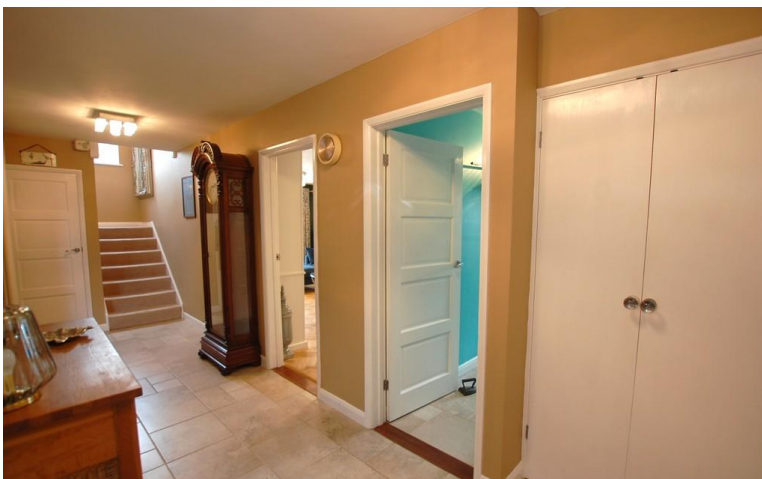


#### LIVING ROOM

20' 06" x 13' 03" (6.25m x 4.04m) A light and airy living space with oak herringbone flooring flowing throughout, there is a working fireplace with stunning surround and three panel Bi-folding doors with inset blinds, leading out to the rear garden.

#### RECEPTION HALL/ORANGERY

15' 03" x 14' 03" (4.65m x 4.34m) Recently added to the property is this stunning orangery/reception room which offers a great space to relax, the oak herringbone floor continues into this room and also has three panel bi-folding doors with inset blinds leading onto the rear. there is also a skylight letting lots of natural light in and an added bonus of underfloor heating.





#### LANDING

As you enter the upstairs space you are met by a vast and light landing, with a large window to rear aspect and doors leading to;

#### BEDROOM ONE

13' 03" x 11' 02" (4.04m x 3.4m) There is a window to rear aspect, built in wardrobes, door leading to:

#### ENSUITE

Fully tiled room, with walk in shower and wash hand basin inset to vanity unit.



#### BEDROOM TWO

13' 08" x 13' 05" (4.17m x 4.09m) Window to front aspect.

#### BEDROOM THREE

10' x 10' 05" (3.05m x 3.18m) Window to front aspect, built in wardrobes, door leading to;

#### ENSUITE

Comprising of a single shower cubical, wash hand basin and low level WC, obscure window to front aspect.



#### BEDROOM FOUR

12' 03" x 10' 06" (3.73m x 3.2m) Built in wardrobes, window to rear aspect,

#### BATHROOM

Obscure window to front aspect, panel bath, wash hand basin and WC.





## OUTSIDE

### REAR GARDEN

The enclosed rear garden really is perfect if you're looking for low maintenance, comprising of a mixture of decked, stones and patio areas being broken up with shrubbery and trees, it also boasts a garden bar, summer house and shed.

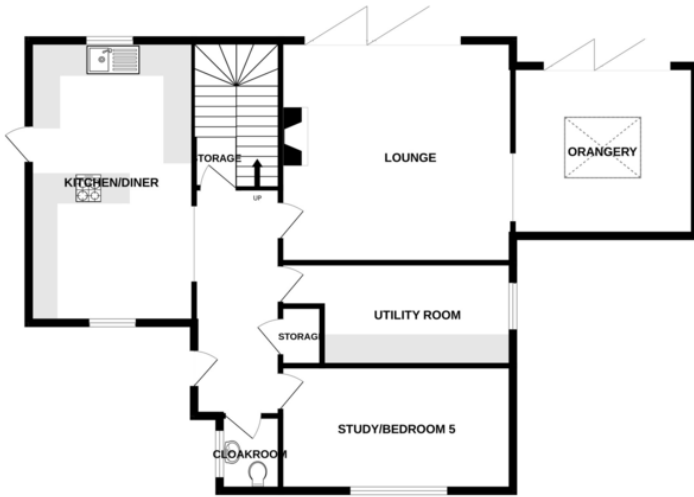
There are gates at both sides of the home, providing access around the whole property.

### FRONT

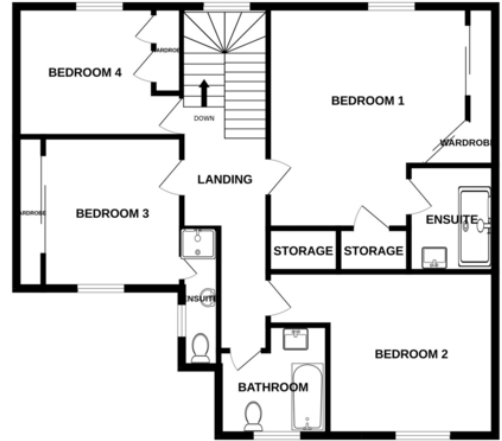
To the front of the property there is a block paved driveway providing parking for multiple vehicles, this then leads into the double garage which benefits from an electric roller door with power and light being connected.



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		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



David Martin  
35a Church Road  
Tiptree  
Colchester  
Essex

www.davidmartin.co.uk  
tiptree@dmgtiptree.co.uk  
01621 815815

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