



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Kings Walk**  
Tollesbury, CM9 8XH

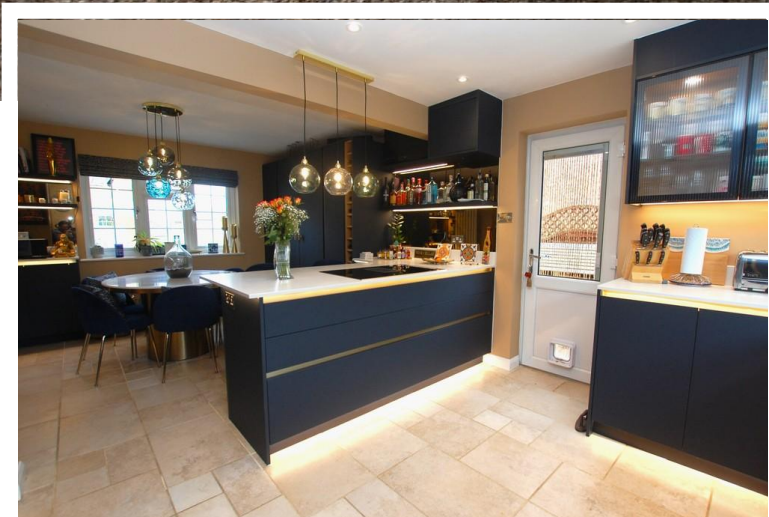
**Guide Price £575,000 - £595,000**

EPC Rating 'E'

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







## Property Description

David Martin Estate Agents are delighted to present this stunning four/five-bedroom detached residence in the charming semi-rural waterside village of Tollesbury. Beautifully maintained and thoughtfully improved by the current owner, this impressive home offers exceptional space and versatility. The ground floor boasts two inviting reception rooms, a stylish modern kitchen/diner, a spacious utility room, a convenient cloakroom, and a versatile fifth bedroom or study, perfect for home working or guest accommodation. The first floor features a spacious landing leading to four generous double bedrooms, two with en-suite bathrooms, plus a contemporary family bathroom. With its blend of style, comfort, and location, this exceptional home offers a fantastic opportunity to embrace village living while enjoying easy access to amenities and scenic coastal walks. Early viewing is highly recommended!





The property features a generous driveway with ample parking for multiple vehicles, along with a double garage. The enclosed, low-maintenance garden is designed for ease and enjoyment, incorporating patio, stone, 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.

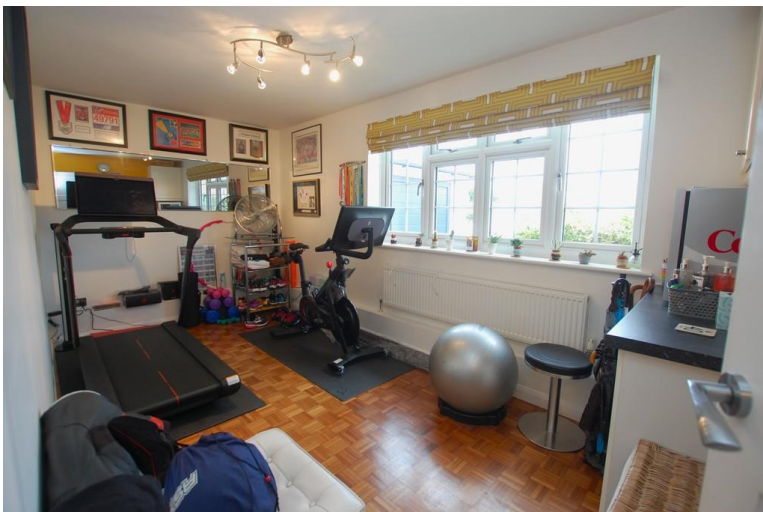
#### UTILITY ROOM

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 bifolding 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.

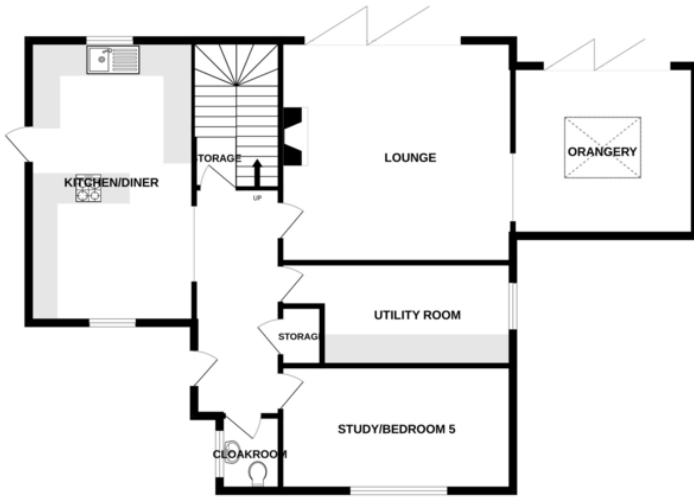
There are gates at both sides of the home, providing access around the whole property.

### FRONT

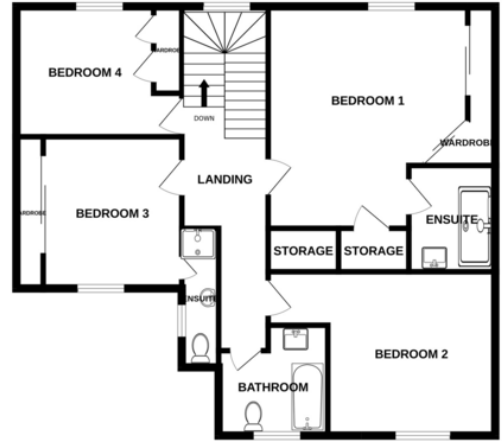
To the front of the property there is a block paved driveway providing parking for multiple vehicles, this then leads into the double garage which benefits from an electric roller door with power and light being connected.



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		



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