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DAVID MARTIN
GROUP

Doughton Road
Kelvedon, CO5 9RR

Guide Price £925,000 - £950,000

EPC Rating 'B'

- Five Bedroom Detached Family Home
- Double Garage & Driveway
- Two En suites and a Family Bathroom
- Immaculately Presented Throughout



Doughton Road, Kelvedon, CO5 9RR



Property Description

David Martin Estate Agents are delighted to offer for sale this exceptional five-bedroom detached home, perfectly positioned just a short walk from Kelvedon station and the village centre. Designed for modern family living, the property boasts a versatile downstairs study, ideal for home working, and a stunning kitchen/family room complete with integrated Bosch appliances, sleek countertops, a charming bay window, and French doors that flood the space with natural light and lead to the garden. A separate utility room provides additional storage and garden access. The elegant sitting room features another bay window and French doors, creating a bright and airy space for relaxation, while the impressive double-doored dining room is perfect for hosting guests. Upstairs, the home offers two luxurious en suite bedrooms, both with built-in wardrobes, three further spacious bedrooms, and a stylish modern family bathroom.





Outside, the property is equally impressive, featuring a double garage and off-road parking, ensuring ample space for multiple vehicles. The beautifully landscaped rear garden provides a tranquil and private outdoor retreat, ideal for summer gatherings, dining al fresco, or simply unwinding. Situated in a highly desirable and well-connected location, this home offers the perfect balance of convenience, comfort, and style. A rare opportunity not to be missed!

ENTRANCE HALL

15' 6" x 13' 4" (4.72m x 4.06m) Entrance to the property made via a part glazed entrance door to front aspect leading into a spacious entrance hall, turning stairs rising to first floor landing with storage cupboard under with light connected, radiator, media storage cupboard, door to:

SITTING ROOM

16' x 14' 3" (4.88m x 4.34m) Plus bay recess A bright room with bay window to side aspect and fully glazed double doors to rear, two radiators.

DINING ROOM

17' 10" x 12' (5.44m x 3.66m) Bay windows to front and side aspect, two radiators.

STUDY

11' 6" x 8' (3.51m x 2.44m) Window to side aspect, radiator.

KITCHEN/FAMILY ROOM

26' x 14' 10" (7.92m x 4.52m) The kitchen is comprehensively fitted with a range of stylish units, including a single drainer sink unit with a rinse bowl and a Quooker mixer tap inset into a granite work surface, complemented by appliance storage, drawers, and cupboards underneath. Adjacent to this is another granite work surface offering further appliance storage, drawers, and cupboards. The central island features a breakfast bar and additional cupboards beneath, creating a central hub for both food prep and casual dining. Integrated appliances include a wine fridge, double oven, fridge/freezer, hob, single oven in island and dishwasher, while a storage cupboard houses the gas-fired boiler. The room also provides space for a dining table, with natural light pouring in through windows at the rear, a bay window to the front, and fully glazed double doors leading to the rear.





UTILITY ROOM

8' 6" x 6' 10" (2.59m x 2.08m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and cupboards under, plumbing for washing machine, radiator, half glazed door to rear aspect.

CLOAKROOM

Wall mounted wash hand basin, low flush WC, radiator, splash tiling.

LANDING

20' x 8' 5" (6.1m x 2.57m) Airing cupboard housing hot water cylinder, radiator, access to loft space, door to:

BEDROOM ONE

16' 4" x 13' (4.98m x 3.96m) A spacious double bedroom being well lit by windows to rear and side aspect, radiator, fitted wardrobes, door to:

ENSUITE BATHROOM

12' x 7' (3.66m x 2.13m) Stylish white suite with double shower cubical, panel bath, low flush WC, wash hand basin inset to vanity unit, splash tiling, Amtico flooring, window to rear aspect, heated towel rail.



BEDROOM TWO

15' 8" x 11' 6" (4.78m x 3.51m) Window to side aspect and bay window to front, radiator, fitted wardrobes, door to:

ENSUITE SHOWER ROOM

Shower cubical, low flush WC, wash hand basin, splash tiling, Amtico flooring, heated towel rail.

BEDROOM THREE

14' 10" x 11' (4.52m x 3.35m) Window to front aspect, radiator, fitted wardrobes.

BEDROOM FOUR

11' x 11' (3.35m x 3.35m) Window to rear aspect, fitted wardrobes, radiator.



BEDROOM FIVE

9' 10" x 8' 10" (3m x 2.69m) Window to side aspect, radiator

FAMILY BATHROOM

Stylish white suite comprising of low flush WC, wash hand basin, panel bath, window to front aspect, splash tiling, heated towel rail, Amtico flooring.



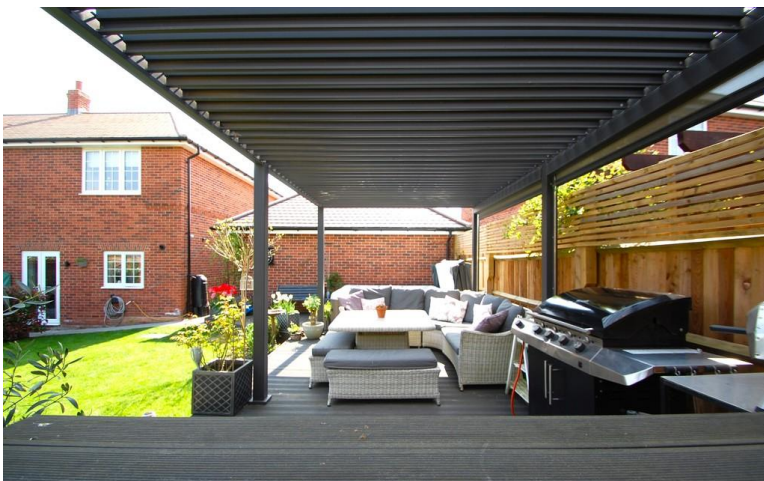


OUTSIDE

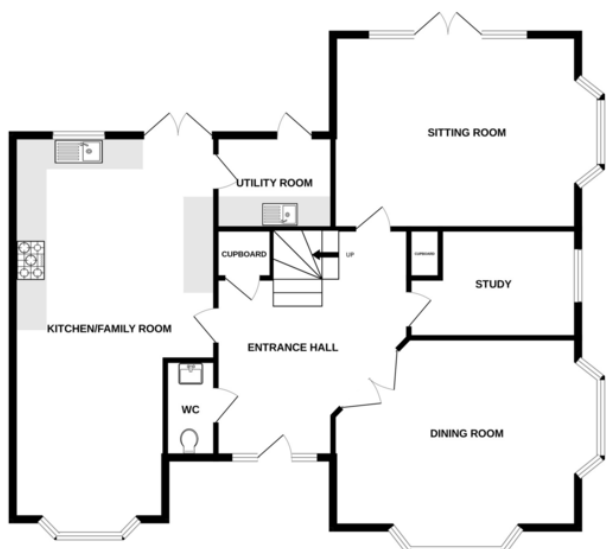
At the front of the property, there is a well-maintained garden with a lawn, flower beds, and shrubs. A driveway runs along the side, offering ample parking space and leading to a detached double garage, measuring 23ft. by 20'10ft., which is equipped with power and lighting, as well as two electric controlled up-and-over doors for easy access, EV charging point. The side garden is also laid to lawn and features additional shrubs, enhancing the overall curb appeal of the property.

REAR GARDEN

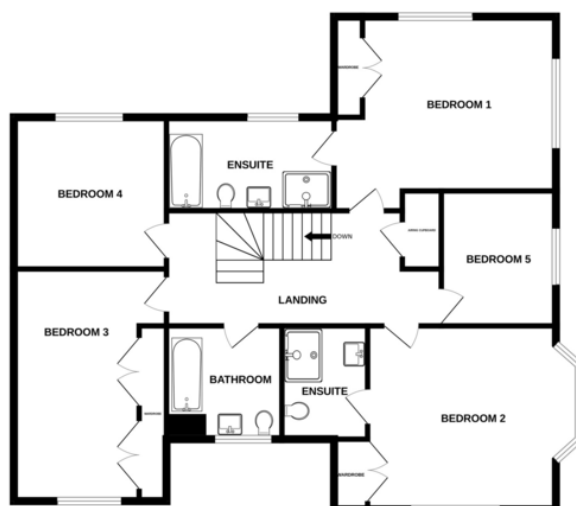
The garden is thoughtfully landscaped, featuring a well-maintained lawn and a paved patio at the rear, ideal for outdoor dining or relaxation. Flower beds and shrubs add charm, while decking along the side offers additional seating or entertainment space. For added luxury, a hot tub is available by separate negotiation, perfect for unwinding in style.



GROUND FLOOR
1279 sq.ft. (118.8 sq.m.) approx.



1ST FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 2461 sq.ft. (228.6 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	86 B	91 B
69-80	C		
55-68	D		
39-54	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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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