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DAVID MARTIN
GROUP

Vicarage Close
Tolleshunt D'arcy, CM9 8UG

£460,000
EPC Rating 'E'

- Detached Four Bedroom House
- Three Reception Rooms
- Poplar Village Location
- Well Proportioned Plot





Property Description

David Martin Estate Agents are delighted to present this spacious four-bedroom detached house in the sought-after village of Tolleshunt D'Arcy. The village offers a welcoming community with a primary school, local shop and pub, making it an ideal location for families. The property provides versatile accommodation, featuring an entrance hall leading to a generous lounge, a separate dining room, and a study that offers a versatile space for remote working or a playroom. The kitchen/breakfast room is well-appointed, and there is also a convenient ground-floor cloakroom. Upstairs, the principal bedroom benefits from an ensuite shower room, while three further well-proportioned bedrooms share a family bathroom. Situated on a generous corner plot, the property enjoys a spacious setting with a driveway providing ample parking for multiple vehicles. Offering fantastic potential, this home must be viewed to fully appreciate the space, setting, and lifestyle opportunity it presents.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect leading into entrance hall, turning stairs rising to first floor landing, storage cupboard, radiator, door to:

LOUNGE

20' x 11' (6.1m x 3.35m) A bright and spacious living room being well lit by windows to front and rear aspect, two radiators, the room features a open fireplace, door to:

DINING ROOM

10' 6" x 8' 6" (3.2m x 2.59m) Radiator, fully glazed double doors to rear, door to kitchen.

STUDY

10' x 8' (3.05m x 2.44m) Window to front aspect, radiator.



KITCHEN/BREAKFAST ROOM

14' 8" x 8' 8" (4.47m x 2.64m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. Oil fired boiler, plumbing for washing machine and dishwasher, electric oven and hob which we understand from the vendor are to remain. The room is lit by window to rear aspect and half glazed door to side.

CLOAKROOM

5' x 4' 8" (1.52m x 1.42m) White suite comprising of low flush WC, pedestal wash hand basin, splash tiling, window to front aspect, radiator.





LANDING

Access to loft space, airing cupboard, door to:

BEDROOM ONE

16' x 10' 3" (4.88m x 3.12m) Windows to front and rear aspect, radiator, door to:

ENSUITE SHOWER ROOM

White suite comprising of low flush WC, wall mounted wash hand basin, shower cubical, window to side aspect, splash tiling, heated towel rail.

BEDROOM TWO

11' 2" x 9' 4" (3.4m x 2.84m) Window to rear aspect, radiator.

BEDROOM THREE

10' 6" x 8' 10" (3.2m x 2.69m) Window to rear aspect, radiator.

BEDROOM FOUR

8' 2" x 6' 5" (2.49m x 1.96m) Window to front aspect, radiator.

FAMILY BATHROOM

White suite comprising of low flush WC, pedestal wash hand basin, panel enclosed bath, splash tiling radiator, window to front aspect.





OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and shrubs, driveway to side providing parking for a number of vehicles.

REAR GARDEN

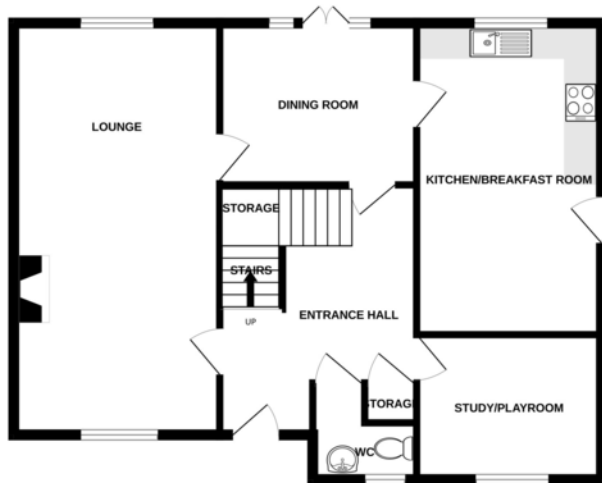
Rear Garden being well enclosed by fencing the garden is laid to lawn with paved patio to the rear of the property, wooden storage sheds which we understand from the vendor are to remain.

AGENTS NOTE

The vendor has advised us that the property is set on a private driveway with the neighbouring house having a right of way across the driveway.



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1380 sq.ft. (128.2 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		
69-80	C		74 C
55-68	D		
39-54	E	49 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