



dm^g
DAVID MARTIN
GROUP

Hunts Farm Close

Tollesbury, Maldon, CM9 8QX

Guide Price £400,000 - £425,000

EPC Rating 'TBC'

- Four Bedroom Detached House
- Village Location
- Garage & Off-Road Parking
- Family Bathroom & Ensuite





Property Description

David Martin Estate Agents are delighted to offer for sale this attractive four-bedroom detached family home, nestled in the heart of the sought-after village of Tollesbury. Known for its picturesque marina and scenic coastal walks, Tollesbury offers a delightful village lifestyle with excellent local amenities. The property is well-presented throughout and offers spacious, versatile accommodation across three floors. The ground floor features an entrance porch leading into a welcoming entrance hall, a generous lounge with double doors opening onto the rear garden, a modern kitchen, and a cloakroom. On the first floor, you will find three bedrooms and a family bathroom, while the second floor offers the principal bedroom with its own ensuite bathroom. Externally, the home benefits from a driveway providing off-road parking, a garage, and a well-maintained, established rear garden.





ENTRANCE PORCH

Enter the property via a part glazed entrance door to front aspect, door to:

ENTRANCE HALL

Window to side, radiator, stairs rising to first floor landing.

KITCHEN

11' 02" x 9' 08" (3.4m x 2.95m) Comprehensively fitted with a range of wall and base units incorporating a ceramic sink with drainer and mixer tap, double oven, four ring electric hob with extractor over, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, heated towel rail, cupboard housing oil fired boiler, window to front.

LOUNGE

16' 01" x 13' 07" (4.9m x 4.14m) Window and double door to rear garden, two radiators, feature fire place with open fire.

GROUND FLOOR CLOAKROOM

Window to side, low level W.C, hand wash basin inset to vanity unit, heated towel rail, spotlights.

LANDING

Window to side, airing cupboard.



BEDROOM TWO

14' 00" x 9' 05" (4.27m x 2.87m) Window to rear, radiator.

BEDROOM THREE

10' 05" x 8' 11" (3.18m x 2.72m) Window to front, radiator.

BEDROOM FOUR

7' 04" x 6' 11" (2.24m x 2.11m) Window to rear, radiator.



FAMILY BATHROOM

Window to front, P-shaped bath with rainfall shower over and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, heated towel rail, spotlights, extractor fan.





LANDING

Window to side.

BEDROOM ONE

16' 00" x 12' 10" (4.88m x 3.91m) Window to rear, radiator, eaves storage, spotlights.

ENSUITE

Window to rear, P-shaped bath with shower over, low level W.C, hand wash basin inset to vanity unit, heated towel rail, spotlights, extractor fan.





OUTSIDE

FRONT

Driveway providing off road parking leading to:

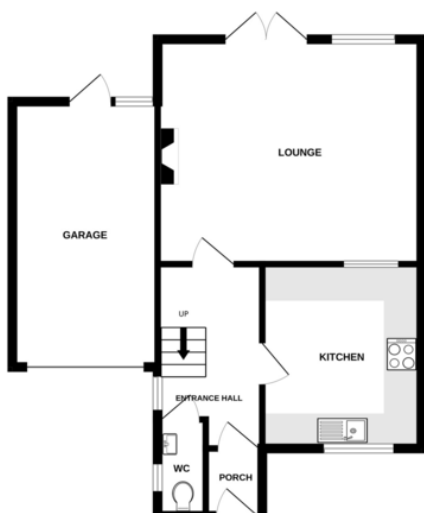
GARAGE

16' 11" x 8' 09" (5.16m x 2.67m) Single garage with up and over door, power and light connected, door to rear garden.

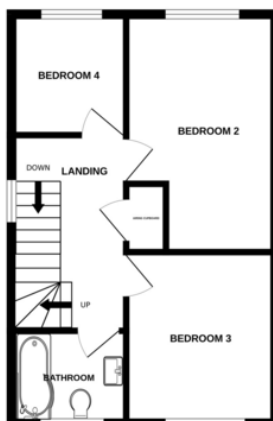
REAR GARDEN

Enclosed well maintained rear garden , patio area to the rear of the property, rest mainly laid to lawn with shrub and flower borders, shed to remain.

GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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.
Made with Metropix ©2025



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