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DAVID MARTIN
GROUP

Mary Wright Way
Tolleshunt Knights , CO5 0FA

Guide Price £475,000 - £500,000
EPC Rating 'B'

- Three Bedroom Detached Bungalow
- Garage & Off-Road Parking
- Ensuite & Shower Room
- CHAIN FREE





Property Description

David Martin Estate Agents are delighted to offer for sale this immaculately presented three-bedroom detached bungalow, tucked away in a quiet private close within the desirable village of Tolleshunt Knights. Located just a short distance from Tiptree with its excellent range of shops, schools, and local amenities, the property offers spacious and well-appointed accommodation including a welcoming entrance hall, a generous lounge/dining room with Bi-fold doors opening onto the rear garden, a modern kitchen with additional access to the garden, three well-proportioned bedrooms with an en-suite to the principal, and a contemporary shower room.

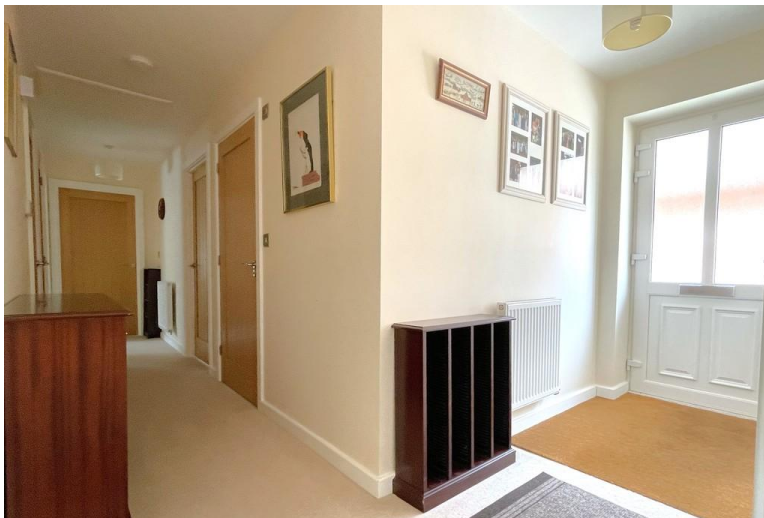




Externally, the bungalow boasts a generous wrap-around garden to the rear and side, providing a peaceful and private outdoor space ideal for relaxation or entertaining. Ample off-road parking is available via driveways to the front and side, along with a detached garage. The property also offers excellent potential for extension (subject to the necessary planning permissions) and is offered with no onward chain-making this a rare opportunity to secure a turnkey home in a tranquil and well-connected village setting. Viewing is highly recommended.

ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, two radiators, two built in cupboards with lights, access to part boarded loft with light and fitted ladder.



LOUNGE/DINING ROOM

22' 05" x 12' 11" (6.83m x 3.94m) Window to front, Bi-fold door and separate opening door to rear garden, open fire with inset electric fire and marble hearth and surround, wall mounted lights, two radiators, T.V and telephone point.

KITCHEN

12' 06" x 11' 03" (3.81m x 3.43m) Comprehensively fitted with a range of wall and base units incorporating a one and a half stainless steel sink with drainer and mixer tap, four ring Neff induction hob with extractor over, two eye level Neff ovens, one with integrated microwave, integral Neff fridge/freezer, space for washing machine and dryer or dishwasher, cupboard housing Vaillant Combi boiler, spotlights, radiator, window and door to rear garden.





BEDROOM ONE

14' 08" x 11' 03" (4.47m x 3.43m) Window to rear, radiator, fitted wardrobes with mirrored sliding doors, T.V and telephone point, panic alarm fitted, door to:

ENSUITE

Window to rear, shower cubical with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, low level W.C, heated towel rail, mirrored bathroom wall cabinet, tiled floor, part tiled walls, spotlights, extractor fan.

BEDROOM TWO

13' 10" x 10' 09" (4.22m x 3.28m) Window to front, fitted wardrobes with mirrored sliding doors, T.V point, radiator.



BEDROOM THREE

9' 03" x 6' 08" (2.82m x 2.03m) Window to front, radiator, T.V and telephone point.

SHOWER ROOM

Window to front, shower cubical with rainfall shower head and separate shower attachment, hand wash basin inset to vanity unit, low level W.C, tiled floor, part tiled walls, heated towel rail, mirrored bathroom wall cabinet, spotlights, extractor fan, shaver points.





OUTSIDE

FRONT

Driveways to the side and front of property providing off road parking for 2/3 vehicles, landscaped shingled front garden with shrubs, side access to rear garden.

GARAGE

18' 02" x 9' 09" (5.54m x 2.97m) Single detached garage with up and over door, eaves storage, power and light connected, door to side.

REAR/SIDE GARDEN

Enclosed and private well maintained garden with paved patio area to the rear of the property, rest mainly laid to lawn with shrub and flower borders, outside tap and lights, large timber shed to remain measuring 12'11ft. x 9.8ft.

AGENT NOTES

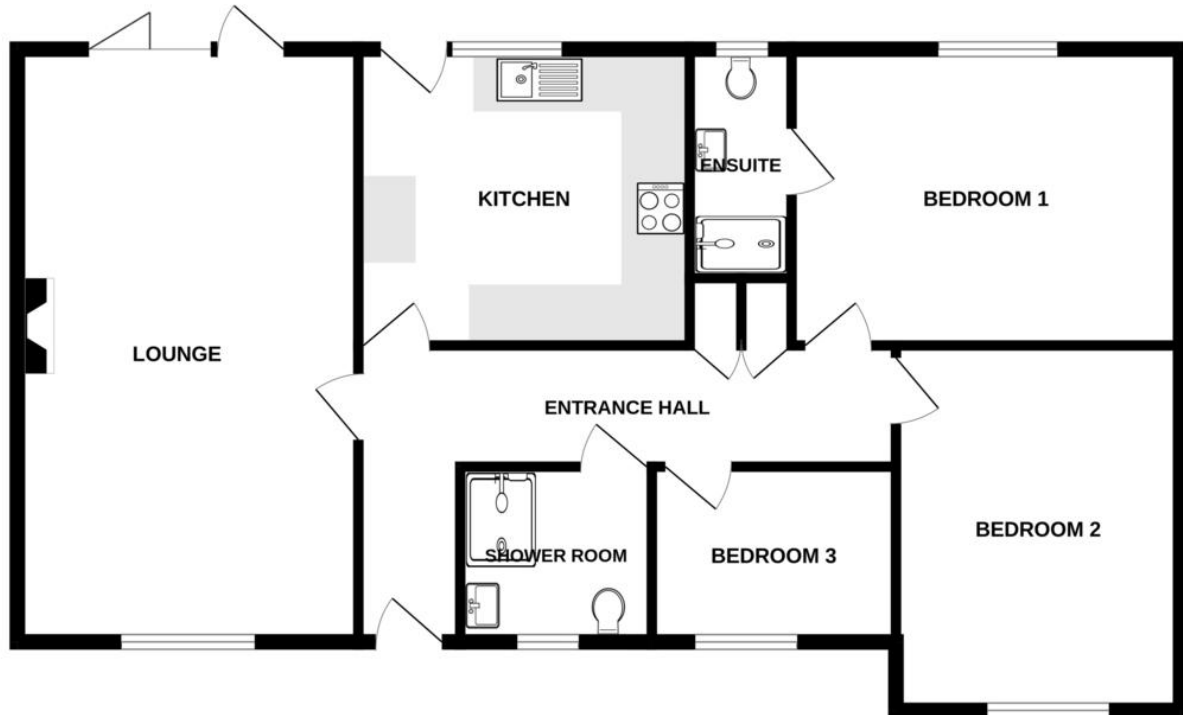
1 Year NHBC remaining (as of June 2025)

Guest parking located within the private mews.

Property is fitted with an alarm system.



1009 sq.ft. (93.7 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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		92 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	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