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DAVID MARTIN
GROUP

D'arcy Road
Tolleshunt Knights, CO5 0RR

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

- Detached Bungalow
- 1/4 Acre Plot approx.
- Garage & Driveway
- NO ONWARD CHAIN





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious detached bungalow, set on a substantial plot approaching a quarter of an acre. The property offers a rare opportunity to create a dream home, with ample scope to extend, reconfigure, or modernize, subject to planning permission. Inside, the bungalow currently comprises a lounge, dining room, conservatory, kitchen/diner, utility room, cloakroom, bathroom, and two double bedrooms. Externally, the property boasts a large rear garden, a driveway to the front and side provides plenty of off-road parking, and a detached garage. Fitted with gas central heating and being sold with no onward chain, this property represents a rare opportunity to acquire a spacious home with substantial potential on a generous plot in a sought-after location.





ENTRANCE HALL

Enter the property via a part glazed entrance door to side aspect, radiator.

LOUNGE

17' 06" x 11' 01" (5.33m x 3.38m) Window to side, radiator, fireplace with inset gas fire (untested), sliding doors to:

DINING ROOM

11' 01" x 9' 09" (3.38m x 2.97m) Windows to rear and side, radiator.

CONSERVATORY

11' 10" x 7' 11" (3.61m x 2.41m) Windows to rear and side, door to garden, radiator.

KITCHEN/DINER

16' 03" x 11' 03" (4.95m x 3.43m) Two windows to side, fitted with wall and base units incorporating a sink with drainer and mixer tap, space for freestanding cooker, airing cupboard, built in cupboard, radiator, door to:

UTILITY ROOM

11' 01" x 5' 05" (3.38m x 1.65m) Window to side, base unit with inset sink, space for washing machine, tiled floor, floor standing gas fired boiler.



HALLWAY

Radiator.

BATHROOM

Window to side, shower cubical, panel enclosed bath, low level W.C, hand wash basin, radiator, fully tiled walls.

CLOAKROOM

Window to rear, radiator, hand wash basin, low level W.C.

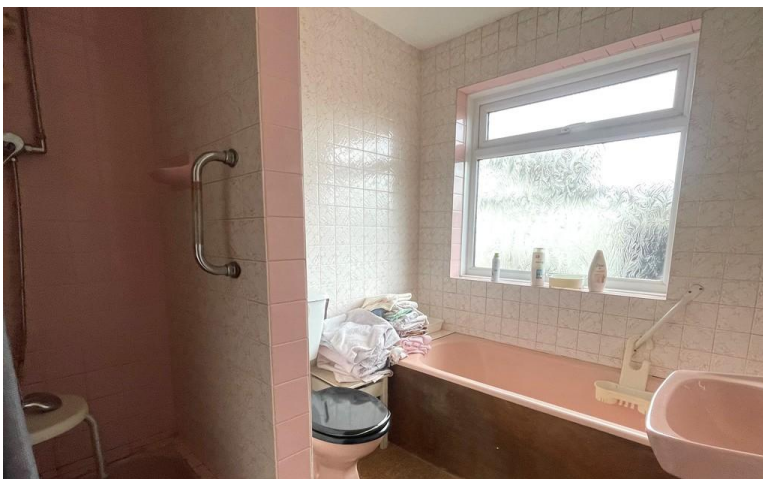


BEDROOM ONE

15' 05" x 11' 01" (4.7m x 3.38m) Window to front, radiator, built in wardrobe.

BEDROOM TWO

15' 05" x 11' 01" (4.7m x 3.38m) Window to front, radiator.





OUTSIDE

FRONT

Gated driveway to the front and side of the property providing off road parking, generous side access on both sides of the property leading to the rear garden.

GARAGE

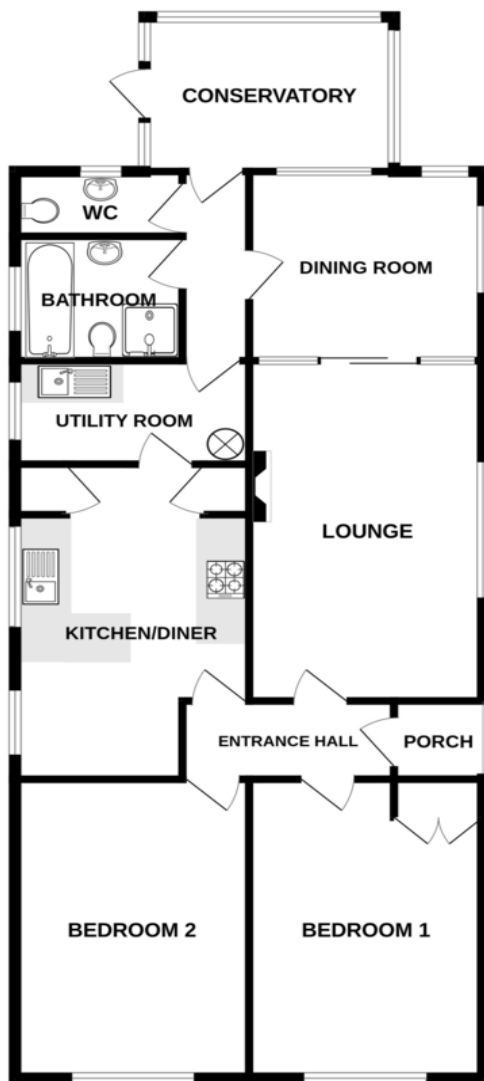
Single detached garage with up and over door.

REAR GARDEN

Large rear garden with patio area to the rear of the property, rest mainly laid to lawn, sheds and greenhouse to remain.



GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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