



**dm<sup>g</sup>**  
DAVID MARTIN  
GROUP

**Brook Road**

Tolleshunt Knights, CM9 8EX

**Guide Price £550,000 - £575,000**

EPC Rating 'D'

- Four Bedroom Detached Bungalow
- Spacious lounge & Kitchen/Diner
- Utility & Cloakroom
- Double Garage & Workshops





## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile detached bungalow, situated in the highly sought-after village of Tolleshunt Knights and offering generous single-level accommodation ideal for families or those seeking bungalow living. The property comprises a welcoming entrance hall, a spacious lounge with bay window and fireplace, a modern kitchen/diner with doors opening to the rear garden, a utility room, cloakroom, four double bedrooms and a family bathroom. Externally, the property benefits from front gardens, a driveway providing ample off-road parking, a covered car port, a double garage with three workshop/store rooms offering excellent potential for hobbies or storage, and an enclosed rear garden providing a private space for relaxation and entertaining.





#### ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, Luxury vinyl flooring, radiator, airing cupboard, loft access.

#### LOUNGE

21' 01" x 12' 08" (6.43m x 3.86m) Bay window to front, window to side, brick built fireplace, two radiators.

#### KITCHEN/DINER

21' 01" x 10' 11" (6.43m x 3.33m) Fitted with a range of base units incorporating a one and half sink with drainer and mixer tap, peninsula with four ring induction hob with extractor over and storage beneath, integrated fridge/freezer, double eye level oven, tiled floor, spotlights, radiator, windows to rear and side, double doors to rear garden.

#### INNER HALLYWAY

Tiled floor, door to rear.

#### CLOAKROOM

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

#### UTILITY ROOM

Floor standing oil fired boiler, tiled floor, window to rear, space and plumbing for appliances.



#### BEDROOM ONE

14' 05" x 10' 11" (4.39m x 3.33m) Window to front, radiator.

#### BEDROOM TWO

12' 00" x 11' 00" (3.66m x 3.35m) Window to front, radiator.

#### BEDROOM THREE

11' 01" x 9' 10" (3.38m x 3m) Window to rear, radiator.

#### BEDROOM FOUR

11' 00" x 9' 06" (3.35m x 2.9m) Window to rear, radiator.

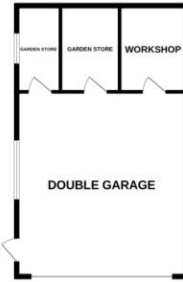


#### BATHROOM

Window to side, shower cubical, low level W.C, hand wash basin inset to vanity unit, easy access walk in bath, heated towel rail, spot lights, extractor fan, PVC wall panels.



1857 sq.ft. (172.6 sq.m.) approx.



TOTAL FLOOR AREA: 1857 sq.ft. (172.6 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, areas and any other such are approximate and the responsibility is taken for any errors or omissions on this document. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.  
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**OUTSIDE**

**FRONT**

Front garden laid to lawn with shrub & flower borders, driveway providing off road parking leading to a covered car port to the side of the property.

**DOUBLE GARAGE/WORK SHOPS**

20' 01" x 18' 08" (6.12m x 5.69m) Detached double garage with up and over door, power and light connected, window and door to side. Three workshops/store rooms to the rear of the garage.

**REAR GARDEN**

Enclosed rear garden with patio area to the rear of the property, rest mainly laid to lawn with shrub and flower borders, outside tap and lights.

**AGENT NOTE**

Lead light windows to the front of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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