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DAVID MARTIN
GROUP

Tolleshunt D'arcy Road
Tolleshunt Major, Maldon, CM9 8LN

Guide Price £475,000 - £500,000

EPC Rating 'D'

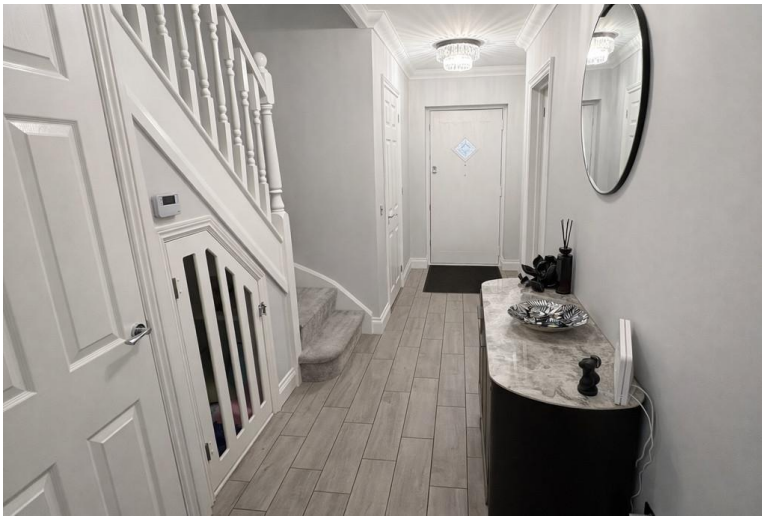
- Four Bedroom Linked Detached House
- Chain Free
- Double Garage & Parking
- Stylishly Fitted Kitchen & Bathrooms





Property Description

David Martin Estate Agents are delighted to offer for sale this stylish and immaculately presented four bedroom linked detached family home, ideally situated in the desirable village of Tolleshunt Major, benefiting from a village pub and excellent access to Tiptree and Maldon with their wide range of shops, schools and local amenities. The accommodation comprises a welcoming entrance hall, spacious lounge with contemporary media wall, stunning open plan kitchen/dining room featuring a large central island and double doors opening to the rear garden, and a ground floor cloakroom. To the first floor is the principal bedroom with en-suite shower room, three further bedrooms and a modern family bathroom. Externally the property offers a double garage, parking, an enclosed rear garden and a detached studio/home office. Viewing is highly recommended to appreciate the setting, finish and space on offer, and the property is being sold chain free.



ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, tiled floor, stairs rising to first floor landing with storage cupboard under, door to:

LOUNGE

17' 5" x 10' (5.31m x 3.05m) Window to front aspect, radiator, tiled floor, a bespoke media wall featuring an inset electric fireplace and recessed TV housing and illuminated display shelving.

KITCHEN/DINING ROOM

18' 10" x 15' (5.74m x 4.57m) Kitchen being comprehensively fitted with contemporary shaker style range of units with granite worksurface over inset butler style sink inset drawers and cupboards beneath, adjoining worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, large central island with granite worktops over and drawers and cupboards under, integrated dishwasher, fridge/freezer and washing machine, space for range style cooker, spotlights, tiled floor, the room is well lit by windows to rear and side aspect and fully glazed double doors to rear.



CLOAKROOM

Window to front aspect, low flush WC, wash hand basin inset to vanity unit, radiator, splash tiling, tiled floor.





LANDING

Access to loft space, door to:

BEDROOM ONE

13' x 9' 7" (3.96m x 2.92m) Window to front aspect, radiator, door to:

ENSUITE SHOWER ROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, walk in shower with rainfall shower head and separate shower attachment, fully tiled walls and floor, heated towel rail.

BEDROOM TWO

12' x 9' (3.66m x 2.74m) Window to rear aspect, radiator.

BEDROOM THREE

9' 8" x 6' 6" (2.95m x 1.98m) Window to front aspect, radiator.

BEDROOM FOUR

9' 8" x 6' 7" (2.95m x 2.01m) Window to rear aspect, radiator, fitted wardrobes with hanging rail, shelving and sliding doors.



FAMILY BATHROOM

7' 4" x 6' 8" (2.24m x 2.03m) Being recently re-fitted with a stylish white suite comprising of wash hand basin inset to vanity unit, low flush WC, panel bath with shower over, fully tiled walls and floor.





OUTSIDE

Front Garden with shrubs, gated side access to rear garden.

REAR GARDEN

Being well enclosed by panel fencing, paved patio to the rear of the property, low maintenance artificial lawn, flower beds with shrubs, oil storage tank, shed.

DOUBLE GARAGE

Double garage with up and over door and parking in front.

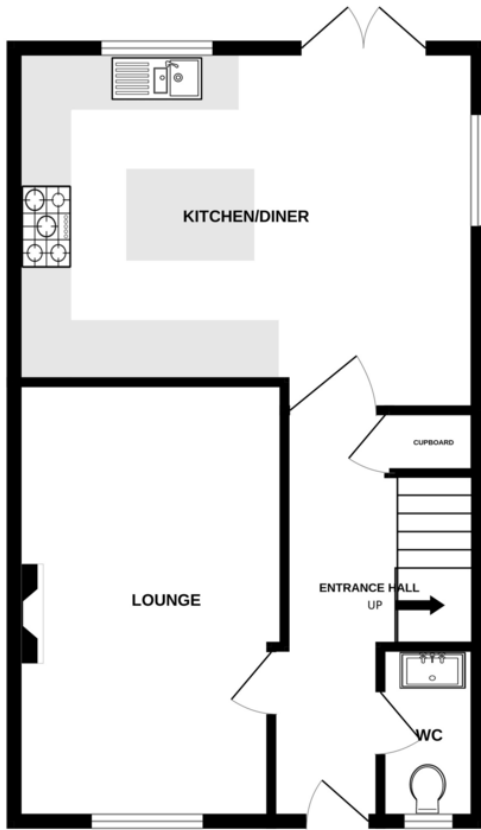
STUDIO/HOME OFFICE

9' 00" x 9' 00" (2.74m x 2.74m) Power and light connected, tiled floor, spotlights, electric wall mounted heater, wall and base units with sink.

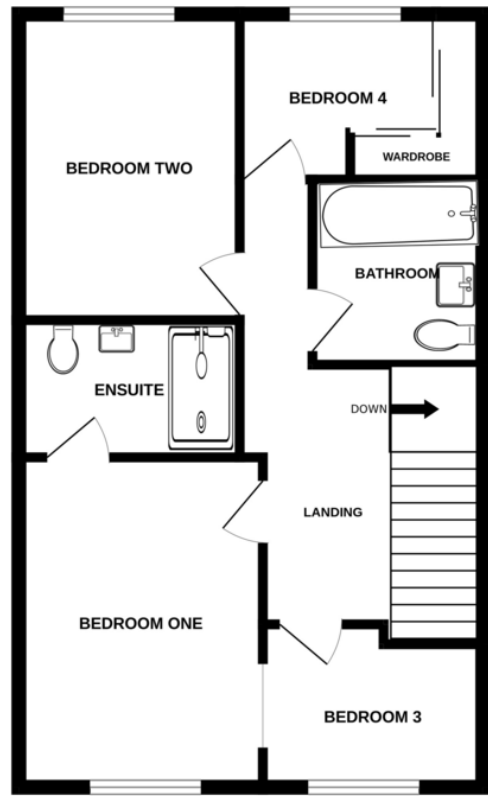


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



1ST FLOOR



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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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