

3 bedroom Detached House located in Tollesbury.

Guide Price
£475,000 - £500,000

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JOHN ALEXANDER
ESTATE AGENTS

Mell Road
Tollesbury
Maldon
CM9 8SW

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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £475,000 TO £500,000

A well-presented and deceptively spacious three-bedroom detached residence occupying a pleasant position within the sought-after waterside village of Tollesbury. The property features three generous double bedrooms, three bathrooms, versatile reception space including a conservatory, a spacious sitting room, dining room and a substantial cart lodge. Externally, there is a detached workshop and attractive outdoor space, making this an ideal home for families, those seeking multi-generational living or buyers looking for a village lifestyle close to the coast.

STEP INSIDE

Upon entering the property, a central entrance hall provides access to the principal ground floor accommodation and immediately highlights the generous proportions found throughout the home.

To the right-hand side of the property is the impressive sitting room measuring 19'4" x 16'4" (5.9m x 5.0m), a bright and welcoming reception space with windows to multiple elevations allowing plenty of natural light to flood the room. The size of this room provides ample space for both seating and entertaining areas.

The kitchen measures 10'2" x 10'2" (3.1m x 3.1m) and is fitted with a range of storage units and work surfaces, providing a practical and functional layout. The kitchen opens into the conservatory, creating an additional reception area ideal for everyday living and enjoying side views of the garden.

The conservatory measures 17'4" x 5'8" (5.3m x 1.7m) and acts as a link between the kitchen and the sitting room. With doors opening onto the garden, it provides a bright and versatile space for relaxing or entertaining throughout the year.

The impressive sitting room measures 19'4" x 16'4" (5.9m x 5.0m) and can be accessed from both the conservatory and an external door, creating a wonderful dual-aspect reception room with ample space for seating and entertaining.

The dining room measures 12'1" x 10'2" (3.6m x 3.1m) and provides an excellent space for family meals and entertaining guests, with easy access to both the kitchen and entrance hall.

The ground floor also benefits from a generous double bedroom measuring 16'2" x 12'1" (4.9m x 3.6m). This versatile room could alternatively be used as a guest suite or additional reception room if required. The bedroom is complemented by its own en-suite shower room measuring 6'5" x 4'5" (1.9m x 1.3m).

Stairs rise to the first floor landing where two further substantial double bedrooms can be found.

The principal bedroom is particularly impressive, measuring 21'5" x 10'2" (6.5m x 3.1m), offering extensive floor space for bedroom furniture and storage. The room benefits from its own en-suite shower room measuring 5'7" x 4'3" (1.7m x 1.3m).

Bedroom two measures 16'3" x 12'2" (4.9m x 3.7m) is another excellent-sized double bedroom and also has its own e-suite shower room.







STEP OUTSIDE

The property enjoys a wrap-around garden which extends to the side of the home, providing a variety of areas for outdoor seating, entertaining and gardening. The garden enhances the property's sense of space and privacy, whilst offering plenty of room for families and visiting guests to enjoy. Further benefits include a substantial cart lodge measuring 22'4" x 11'7" (6.8m x 3.5m), providing sheltered parking and storage, together with a detached workshop measuring 22'4" x 10'0" (6.8m x 3.0m), ideal for hobbies, a home workshop or additional storage requirements.

THE LOCATION

Situated on Mell Road within the popular waterside village of Tollesbury, the property is conveniently located for the village shops, primary school, doctor's surgery, pubs and café. Tollesbury Marina, the sea wall and picturesque estuary walks are all within easy reach, whilst Maldon, Tiptree and Colchester are easily accessible, with railway stations at Kelvedon and Witham providing links to London Liverpool Street.

This sought-after coastal village offers a unique blend of countryside and estuary living with excellent local amenities close at hand.



Mell Road, Tollesbury, Maldon, CM9 8SW







AGENTS NOTES

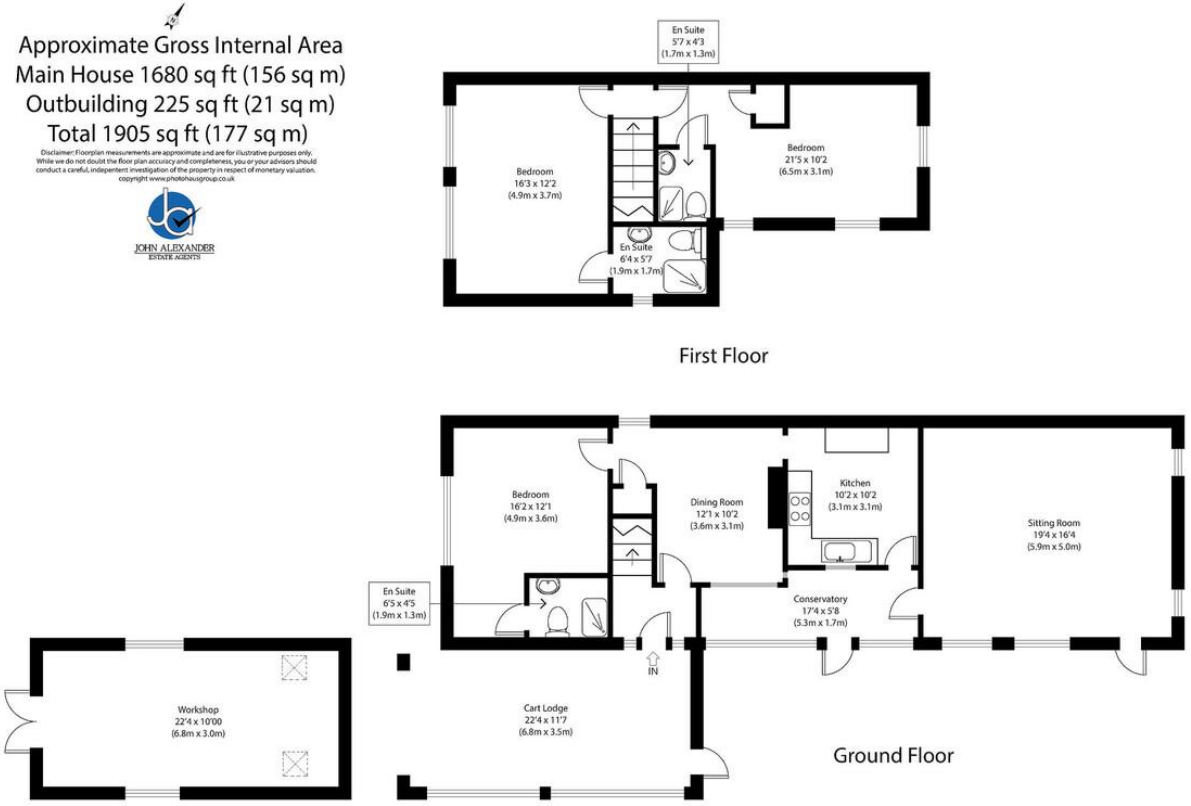
These particulars are issued for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and measurements are approximate. Fixtures, fittings, and contents are subject to separate negotiation unless explicitly included.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

FLOORPLAN

Approximate Gross Internal Area
Main House 1680 sq ft (156 sq m)
Outbuilding 225 sq ft (21 sq m)
Total 1905 sq ft (177 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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