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DAVID MARTIN  
GROUP

**Beckingham Street**  
Tolleshunt Major, Maldon, CM9 8LL  
**Guide Price £600,00 - £625,000**  
EPC Rating 'C'

- Detached Four Bedroom Bungalow
- Plot of 1/4 of an Acre
- Farmland Views to Rear
- Spacious Lounge/Dining Room





## Property Description

David Martin Estate Agents are delighted to offer for sale this spacious four bedroom detached bungalow set on approximately a quarter of an acre in the popular village of Tolleshunt Major, offering versatile single-storey accommodation with good access to Tiptree and Maldon, featuring an entrance porch and hall, a generous lounge/dining room with a multi-fuel burner and bi-fold doors opening to the rear garden and leading into a vaulted ceiling kitchen/breakfast room, along with a utility room and a study with garden access, while the principal bedroom includes a dressing room and ensuite shower room, complemented by three further bedrooms and a family bathroom, and externally benefiting from a turning driveway providing ample off-road parking, as well as a large south-facing rear garden mainly laid to lawn with farmland views, a spacious patio seating area, and a raised swimming pool.





#### ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door to front aspect to porch, tiled floor, windows to rear and side aspect, door to:

#### ENTRANCE HALL

11' 6" x 8' 4" (3.51m x 2.54m) Spacious entrance hall with storage cupboard, access to loft space.

#### LOUNGE/DINING ROOM

25' 4" x 15' 4" (7.72m x 4.67m) A bright and spacious room with window to side aspect and Bi-fold doors to rear garden, the room features a brick built fireplace with multi fuel burner inset, opening to:



#### KITCHEN/BREAKFAST ROOM

14' 6" x 14' (4.42m x 4.27m) Comprehensively fitted with a range of units comprising of drainer sink unit inset to worksurface with appliance storage and drawers and cupboards beneath, matching range of eye level wall mounted units, electric range style cooker with extractor fan over to remain, Vaulted ceiling with remote controlled Velux windows, window to rear aspect, splash tiling, tiled floor, plumbing and space for dishwasher, washing machine, tumble dryer and American style fridge/freezer, electric under floor heating.



#### SITTING ROOM

13' x 12' 5" (3.96m x 3.78m) Doors to entrance hall and double doors to lounge.





#### BEDROOM ONE

14' 4" x 10' 4" (4.37m x 3.15m) Window to side aspect, electric radiator, door to:

#### DRESSING ROOM

8' 10" x 8' 10" (2.69m x 2.69m) Window to side aspect, wardrobes with hanging rail and shelving, door to:

#### ENSUITE SHOWER ROOM

Low flush WC, pedestal wash hand basin, shower cubical, splash tiling, window to side aspect.



#### BEDROOM TWO

12' x 11' (3.66m x 3.35m) Window to front aspect, electric radiator.

#### BEDROOM THREE

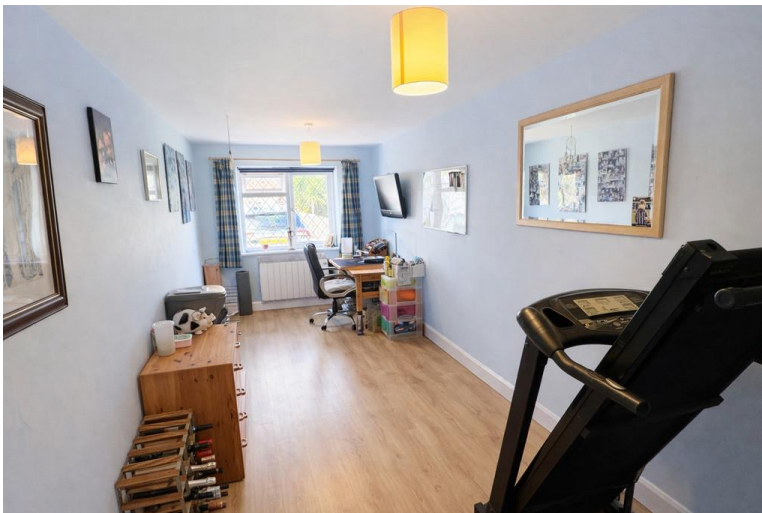
12' 6" x 11' 2" (3.81m x 3.4m) Window to front aspect, electric radiator.

#### BEDROOM FOUR

22' x 7' 8" (6.71m x 2.34m) Window to front aspect, electric radiator.

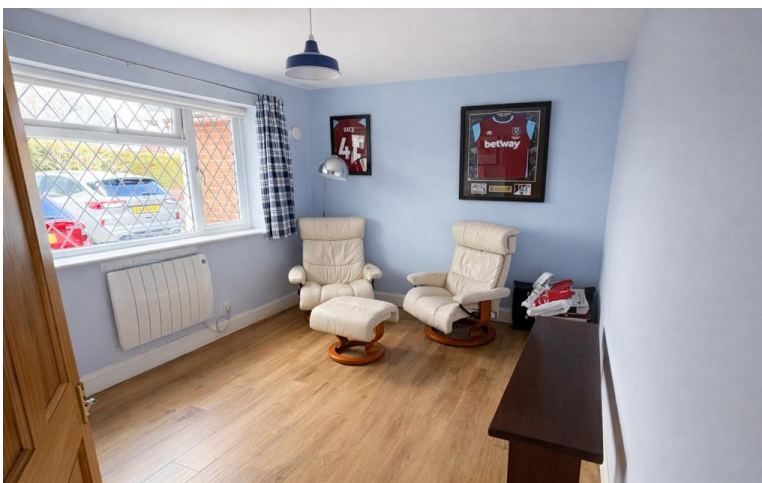
#### STUDY

8' 8" x 6' (2.64m x 1.83m) Fully glazed door to rear, electric radiator.



#### FAMILY BATHROOM

8' 10" x 8' 5" (2.69m x 2.57m) Stylish white suite comprising of panel bath, shower cubical, low flush WC, pedestal wash hand basin, splash tiling, tiled floor, window to side aspect, storage cupboard.





## OUTSIDE

To the front of the property there is a driveway providing parking for a number of vehicles, front garden laid to lawn with flower beds and shrubs enclosed by fencing and hedge borders, side access to rear garden.

## REAR GARDEN

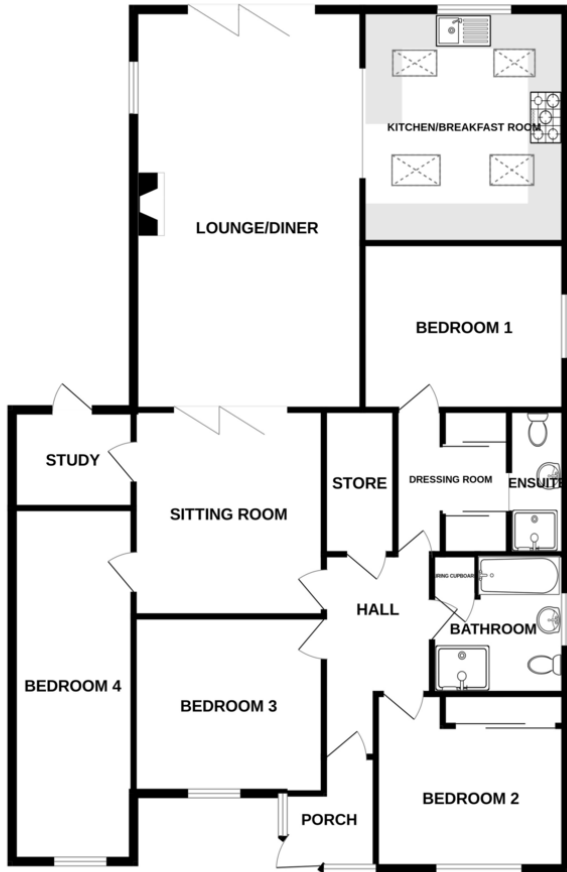
South facing rear garden being well enclosed by fencing and hedges borders the garden is laid to lawn with large, paved patio to the rear of the property, 5 meter raised heated swimming pool which we understand from the vendor is to remain, summer house and green house, farmland views to rear.

## AGENTS NOTE

Viewing is advised to appreciate the setting, space the property offers. The vendor has advised us the property has solar panels and electric heating.



GROUND FLOOR  
1641 sq.ft. (152.4 sq.m.) approx.



TOTAL FLOOR AREA: 1641 sq.ft. (152.4 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	69 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