

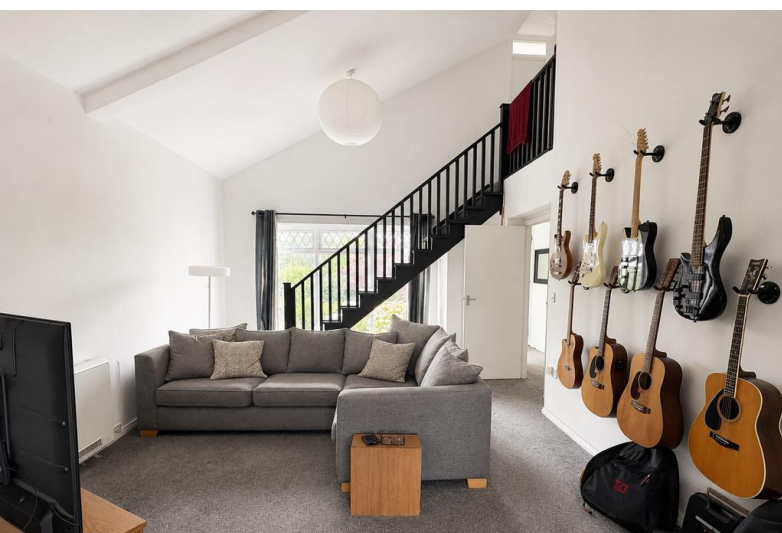


dm^g
DAVID MARTIN
GROUP

Thurstable Way
Tollesbury, CM9 8SQ

£325,000
EPC Rating 'F'

- Three Bedroom House
- Garage & Carport
- Popular Village Location
- Spacious Lounge & Dining/Family Room





Property Description

David Martin Estate Agents are delighted to present this spacious and versatile three-bedroom linked house, ideally situated in the highly sought-after village of Tollesbury, renowned for its local shops, schools, marina and picturesque seawall estuary walks. Offering flexible family accommodation throughout, the property comprises an entrance porch leading to a welcoming hallway, a comfortable lounge, and a generous dining/family room with direct access to the rear garden and open-plan access to the kitchen/breakfast room. The ground floor also benefits from a third bedroom and a convenient cloakroom/WC. On the first floor are two well-proportioned bedrooms and a family bathroom, with attractive estuary views enjoyed from the upper floor. Externally, the property features front and rear gardens together with the added benefit of a garage and carport located to the rear. Early viewing is highly recommended to fully appreciate the generous accommodation, desirable village setting and delightful first-floor estuary views.



ENTRANCE PORCH

Entrance to the property is made via sliding patio door to side aspect to entrance porch, window to front aspect, part glazed door to:

ENTRANCE HALL

Storage cupboard, door to:

LOUNGE

17' 6" x 12' 8" (5.33m x 3.86m) A bright and spacious living room with a vaulted ceiling, turning stairs rising to first floor landing, electric storage heater, window to front aspect, open plan to:



DINING/FAMILY ROOM

22' 6" x 8' 8" (6.86m x 2.64m) Electric storage heater, windows and fully glazed doors to rear aspect, open plan to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12' 10" x 12' (3.91m x 3.66m) Being stylishly refitted with a comprehensive range of units comprising of single drainer sink unit with mixer taps inset to worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. Integrated fridge/freezer, electric oven and hob, and washing machine, airing cupboard housing hot water cylinder.



BEDROOM THREE

12' x 8' 10" (3.66m x 2.69m) Window to front aspect.

GROUND FLOOR CLOAKROOM

Window to front aspect, low flush WC, wall mounted wash hand basin, splash tiling.

LANDING

Electric storage heater, window to side aspect, door to:

BEDROOM ONE

12' 3" x 9' 10" (3.73m x 3m) Window to rear aspect.



BEDROOM TWO

12' 4" x 9' 10" (3.76m x 3m) Max Measurement Window to front aspect with estuary viewing, access to loft space, storage cupboard.

FAMILY BATHROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin, panel bath, fully tiled walls, window to side aspect.

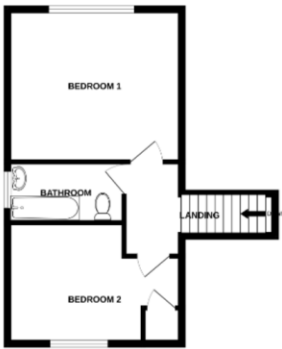
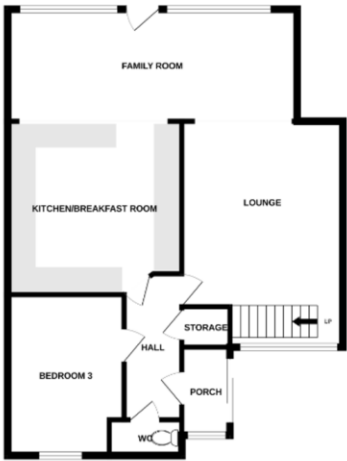


OUTSIDE

To the front of the property there is a garden with hedge borders and shrubs. We understand from the vendor the property has a parking space to front, vehicle access to the rear of the property leading to a garage and adjoining carport, with double gates leading to garden with further hardstanding.

REAR GARDEN

Rear garden is well enclosed by panel fencing, the garden is paved with raised flower beds and shrubs, wooden storage shed which we understand from the vendor is to remain.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.dmgptiptree.co.uk
%office_emailAddress%
01621 815815

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