



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

**Morton Road**  
Great Totham, CM9 8QB

**Guide Price £440,000 - £450,000**  
EPC Rating 'TBC'

- Detached Three Bedroom House
- Lounge with Log Burner and Dining Room
- Ground Floor Cloakroom
- Stylishly Fitted Kitchen & Bathroom





## Property Description

David Martin Estate Agents are delighted to offer for sale this detached three-bedroom family home, located in the popular village of Great Totham, which benefits from a primary school, pub and local shop, along with good access to Maldon and Tiptree and their wider range of amenities. The accommodation comprises an entrance porch leading to an entrance hall with ground floor cloakroom, a spacious lounge/dining room and a recently refitted kitchen. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from off-road parking and a front garden laid to lawn, while the enclosed rear garden provides access to a workshop and separate office. Viewing is highly recommended to fully appreciate the setting, finish and space the property has to offer.



#### ENTRANCE PORCH

Entrance to the property is made via the part glazed entrance door to front aspect to entrance porch, window to front aspect, tiled floor, door to:

#### ENTRANCE HALL

entrance hall with stairs rising to first floor landing, storage cupboards, radiator, door to:

#### LOUNGE

13' 8" x 11' 6" (4.17m x 3.51m) Window to front aspect, radiator, the room features a open fireplace with stone surround, log burner inset, open plan to:



#### DINING ROOM

10' 10" x 10' (3.3m x 3.05m) Being well lit by fully glazed double doors and window to rear aspect, radiator, serving hatch connecting to kitchen.

#### KITCHEN

12' 6" x 9' (3.81m x 2.74m) Being recently refitted with a comprehensive range of units comprising of ceramic sink unit inset to worksurface with draws and cupboards under, matching range of eye level wall mounted units, integrated electric hob and oven, microwave, fridge/freezer and dishwasher which we understand from the vendor are to remain, splash tiling, window to rear aspect, radiator, door to covered walk way.



#### CLOAKROOM

Newly fitted ground floor cloakroom with white suite with wall mounted wash hand basin, low flush WC, window to side aspect, radiator.

#### LANDING

Windows to front and side aspect, access to loft space, airing cupboard, door to:

#### BEDROOM ONE

12' 3" x 12' (3.73m x 3.66m) Window to front aspect, radiator, fitted wardrobes.



#### BEDROOM TWO

12' x 9' 2" (3.66m x 2.79m) Window to rear aspect, radiator

#### BEDROOM THREE

12' 8" x 7' (3.86m x 2.13m) Window to rear aspect, radiator

#### FAMILY BATHROOM

Stylishly fitted white suite comprising of low flush WC, panel bath with shower over and shower screen, wash hand basin inset to vanity unit, fully tiled walls, window to rear aspect, radiator.



**OUTSIDE**

Front garden laid to lawn with shrubs, driveway to side providing parking, door to covered walk way to rear garden.

**WORK ROOM**

20' 8" x 8' 2" (6.3m x 2.49m) Window to side aspect, power and light connected, housing oil fired boiler, door to side, door to office measuring 8ft. x 7'8ft with window to front aspect, power and light connected.

**REAR GARDEN**

Being well enclosed by panel fencing, the garden is laid to lawn with flower beds. oil storage tank.

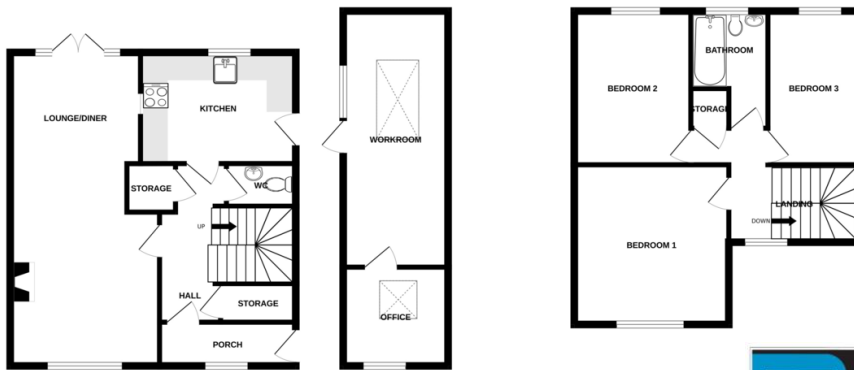


**AGENTS NOTE**

Viewing is advised to appreciate the finish, setting and space form which the property benefits.

GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.

1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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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