

DAVID MARTIN GROUP

Chapel Road

Great Totham, Maldon, CM9 8DA

Guide Price £575,000 - £600,000

EPC Rating 'TBC'

- Detached Three Bedroom Bungalow
- Garage & Off Road Parking
- Refurbished & Extended
- Good Sized Garden





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Property Description

David Martin Estate Agents are delighted to offer for sale this beautifully refurbished and extended three-bedroom detached bungalow, situated in the popular village of Great Totham. Comprising a welcoming entrance hall, an impressive L-shaped kitchen/diner with a range of integrated appliances, side access and an open-plan layout flowing seamlessly into the lounge. The lounge enjoys views over the rear garden through a window and double doors. There are three generous double bedrooms, with the principal bedroom benefiting from an en-suite, while a further bedroom features double doors opening directly onto the rear garden. A modern family shower room completes the internal accommodation. Externally, the property boasts a driveway providing off-road parking for multiple vehicles, a garage and a good-sized rear garden enjoying an attractive open aspect beyond.









ENTRANCE HALL
Enter the property via a part glazed entrance door to front aspect, LVT flooring, spotlights, access to boarded loft with light and ladder.

KITCHEN/DINER
15' 11" x 15' 04" Maximum Measurements (4.85m x 4.67m) L shaped kitchen/diner comprehensively fitted with a range of wall and base units incorporating a sink with drainer and mixer tap, range style cooker with extractor over, integrated washing machine, dishwasher and fridge/freezer, vertical radiator, LVT flooring, spotlights, windows to front and side, door to side, opening to:

LOUNGE
16' 06" x 12' 02" (5.03m x 3.71m) Double doors and window to rear garden, LVT flooring, radiator.

BEDROOM ONE
13' 06" x 10' 00" (4.11m x 3.05m) Window to side, LVT flooring, radiator, door to:

ENSUITE
Window to front, panel enclosed bath with rainfall shower over and separate shower attachment, hand wash basin inset to vanity unit, low level W.C, LVT flooring, radiator.

BEDROOM TWO
13' 05" x 12' 02" (4.09m x 3.71m) Double doors to rear with side window panel, radiator, LVT flooring.

BEDROOM THREE
10' 10" x 9' 11" (3.3m x 3.02m) Window to side, radiator, LVT flooring.

SHOWER ROOM
8' 01" x 6' 01" (2.46m x 1.85m) Window to front, walk in shower with rainfall shower head and separate shower attachment, radiator, LVT flooring, low level W.C, hand wash basin inset to vanity unit.





OUTSIDE

Front garden laid to lawn with hedge border, block paved driveway providing off road parking, leading to garage, side access to rear garden, outside tap.

GARAGE

16' 10" x 8' 10" (5.13m x 2.69m) Single garage with up and over door, power and light connected, window and door to rear garden.

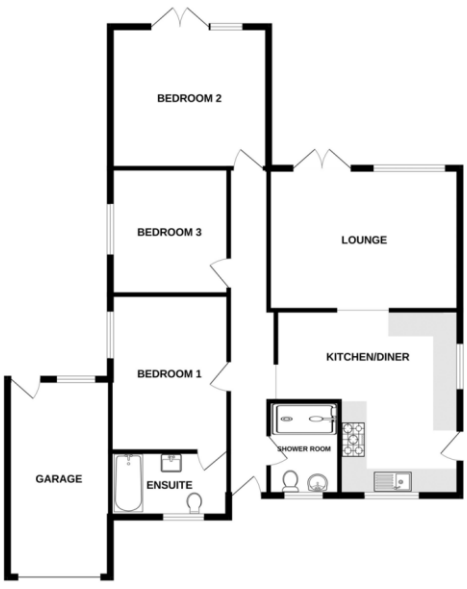
REAR GARDEN

A well-maintained and enclosed rear garden extending to approximately 90ft in length. The garden features a paved patio area to the rear of the property, with the remainder predominantly laid to lawn and complemented by attractive shrub and flower borders, together with mature trees. The garden enjoys an open aspect to the rear and further benefits from timber sheds, larger shed has power and light connected, which will remain, and an external power point.

AGENT NOTE

The property benefits from an energy-efficient air source heat pump, providing an environmentally friendly and cost-effective heating and hot water solution.

1177 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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