



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

**Millways**  
Great Totham, Maldon, CM9 8NR

**Offers In Excess Of £340,000**  
EPC Rating 'e'

- SEMI DETACHED HOUSE
- TWO/THREE BEDROOMS
- GENEROUS LIVING ROOM
- FRONT AND REAR GARDENS





## Property Description

David Martin Estate Agents are delighted to present this well-maintained two/three-bedroom semi-detached home, ideally situated in one of Great Totham's most sought-after cul-de-sacs. Perfectly positioned within walking distance of Great Totham's highly regarded primary school and the village shop, this property offers an excellent opportunity for families and buyers seeking a desirable village location.

The accommodation comprises a spacious lounge to the front, a well-proportioned kitchen/diner to the rear, and two generous double bedrooms upstairs, served by a modern shower room.

Additionally, the former garage has been thoughtfully converted to provide a third bedroom or flexible living space, complete with a separate WC-ideal for guests, a home office, or additional family accommodation. Externally, the property features attractive front and rear gardens, along with ample off-road parking for several vehicles.



#### ENTRANCE HALL

Enter via UPVC part glazed door, stairs to first floor.

#### KITCHEN/DINER

14' 11" x 13' 06" (4.55m x 4.11m) Window and door to rear, a range of wall and base units incorporating a one and half ceramic sink with mixer tap, four ring electric hob with extractor over, integrated oven, space for washing machine, dishwasher and fridge freezer

#### LOUNGE

14' 11" x 11' 09" (4.55m x 3.58m) Window to front, radiator, fireplace.



#### LANDING

#### BEDROOM ONE

14' 11" x 10' 06" (4.55m x 3.2m) Window to front, storage cupboard in the eaves, radiator.

#### BEDROOM TWO

14' 11" x 8' 02" (4.55m x 2.49m) Window to rear, storage cupboard in the eaves, radiator.

#### SHOWER ROOM

Obscured window to side, corner shower unit, pedestal wash hand basin, low level WC, heated towel rail, tiled walls, laminate flooring



#### BEDROOM THREE/GARAGE CONVERSION

13' 06" x 7' 05" (4.11m x 2.26m) Fully converted garage which has been turned into a third bedroom and separate WC.

#### REAR GARDEN

South facing garden with patio area at the rear, rest mainly laid to lawn with shrub/ landscaped borders.

#### FRONT & PARKING

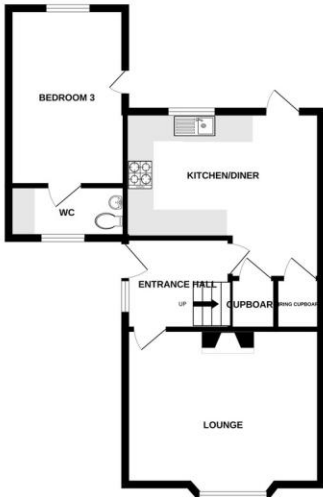
Large front garden laid to lawn with ample off road parking for several vehicles





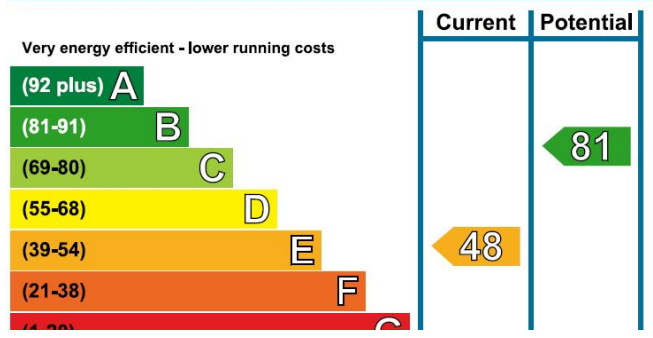
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for descriptive purposes only and should be used as such by any

### Energy Efficiency Rating



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