



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

**Tollesbury Road**  
Tolleshunt D'arcy, Maldon, CM9 8UA

**Guide Price £325,000 - £350,000**

EPC Rating 'TBC'

- Three Bedroom Semi Detached House
- Spacious Living Space
- Farmland Views
- Rear Garden in Excess of 100ft





## Property Description

David Martin Estate Agents are delighted to offer for sale this three-bedroom semi-detached house situated in the popular village of Tolleshunt D'Arcy, which benefits from a pub, primary school, and local shop, along with good access to Tiptree and Maldon and their wider range of amenities. The property offers versatile family accommodation comprising an entrance porch, entrance hall, lounge/dining room, kitchen/breakfast room, ground floor shower room, and cloakroom. On the first floor there is bedroom one with an ensuite shower room and two further bedrooms. Externally the property benefits from off-road parking to the side of the property and a rear garden measuring in excess of 100ft with open views to the rear. Viewing is highly recommended due to the sought-after village location.



#### ENTRANCE PORCH

Entrance to the property is made via a part glazed entrance door to front aspect to entrance porch, part glazed door to entrance hall:

#### ENTRANCE HALL

Stairs rising to first floor landing, door to:

#### LOUNGE/DINING ROOM

23' 6" x 10' 6" (7.16m x 3.2m) Window to front aspect, electric radiator, the room features an open fireplace with electric radiator inset, door to:



#### KITCHEN

13' 8" x 6' (4.17m x 1.83m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards beneath, matching range of eye level wall mounted units, electric oven and hob inset to remain, splash tiling, window to side aspect, archway connecting to:

#### BREAKFAST ROOM

11' 4" x 9' 6" (3.45m x 2.9m) Electric radiator, window to side aspect and part glazed double doors to rear aspect.

#### GROUND FLOOR CLOAKROOM

Window to side aspect, low flush WC, wall mounted wash hand basin.



#### LOBBY

Access from the lounge, wall mounted wash hand basin, door to shower room.

#### SHOWER ROOM

White suite with double shower cubical, low flush WC, electric heater.





#### LANDING

Steps leading to loft room, door to:

#### BEDROOM ONE

10' 6" x 10' 2" (3.2m x 3.1m) Window to front aspect, electric radiator, fitted wardrobe, feature fireplace, door to:

#### ENSUITE SHOWER

White suite comprising low flush WC, wash hand basin, shower cubical, splash tiling, window to side aspect.

#### BEDROOM TWO

9' 2" x 9' (2.79m x 2.74m) Window to rear aspect, electric radiator

#### BEDROOM THREE

12' 10" x 6' (3.91m x 1.83m) Window to rear aspect, feature fireplace, electric radiator, fitted wardrobes

#### LOFT ROOM

13' 6" x 11' 2" (4.11m x 3.4m) sloping ceilings Sky light windows to rear aspect, power and light connected, electric radiator.





#### OUTSIDE

To the front of the property there is a driveway leading to the side of the property with double gates with further parking.

#### REAR GARDEN

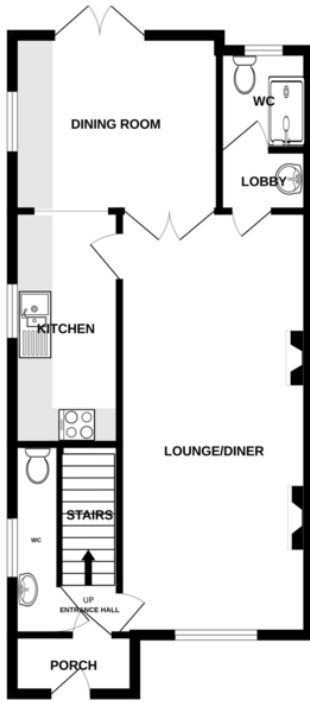
Being enclosed by fencing and hedge borders the garden is mainly laid to lawn with flower beds and shrubs, measuring in excess of 100ft. with a paved patio to the rear of the property, wooden storage sheds and greenhouse which we understand from the vendor are to remain.

#### AGENTS NOTE

Viewing is advised to appreciate the setting and potential that the property offers.



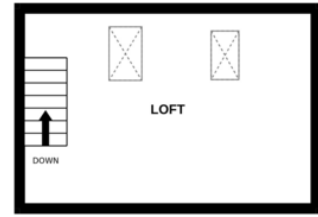
GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 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 and 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