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DAVID MARTIN
GROUP

Hawthorn Road
Tolleshunt Knights, CM9 8WB
Guide Price £525,000 - £550,000
EPC Rating 'C'





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and beautifully presented four-bedroom detached family home tucked away in a quiet cul-de-sac in the village of Tolleshunt Knights. The property features a welcoming entrance hall leading to a bright lounge with a bay window and log burner, double doors opening into an impressive kitchen/diner with a central island, which seamlessly flows into a further reception room with bi-fold doors to the rear garden-perfect for entertaining or family living. Additional ground-floor accommodation includes a utility room and cloakroom. Upstairs, there are four well-proportioned bedrooms with built-in wardrobes, including a principal bedroom with an en-suite, and a family bathroom. Externally, the home benefits from a garage with an electric door, a driveway providing off-road parking, and a private, enclosed rear garden.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, vertical radiator, spotlights, LVT Flooring, built-in under stairs storage, stairs rising to first floor landing.

LOUNGE

15' 09" x 11' 02" (4.8m x 3.4m) Bay window to front, radiator, LVT flooring, log burner, double doors to:

KITCHEN/DINING

25' 11" x 10' 04" (7.9m x 3.15m) Comprehensively fitted with a range of wall and base units with Quartz work top over and inset sink with mixer tap, four ring induction hob with extractor over, double eye level oven, integrated dishwasher and fridge/freezer, cupboard housing gas fired boiler, central island with cupboards and breakfast bar beneath and Quartz work top over, two vertical radiators, spotlights, LVT flooring, double doors and window to rear, open to:

RECEPTION ROOM

11' 09" x 9' 02" (3.58m x 2.79m) Bi-fold doors to rear garden, two picture windows to rear, ceiling lantern, LVT flooring, spotlights, vertical radiator.

UTILITY ROOM

8' 02" x 7' 03" (2.49m x 2.21m) Space and plumbing for washing machine.

CLOAKROOM

Low level W.C, hand wash basin inset to vanity unit, vertical radiator, LVT flooring.





LANDING

Airing cupboard, loft access, spotlights.

BEDROOM ONE

14' 02" x 11' 03" (4.32m x 3.43m) Window to front, fitted wardrobes, door to:

ENSUITE

Window to front, shower cubical, low level W.C, wash hand basin inset to vanity unit, built in storage, heated towel rail, laminate flooring, spotlights, extractor fan.

BEDROOM TWO

12' 04" x 9' 08" (3.76m x 2.95m) Window to rear, radiator, built in wardrobe.

BEDROOM THREE

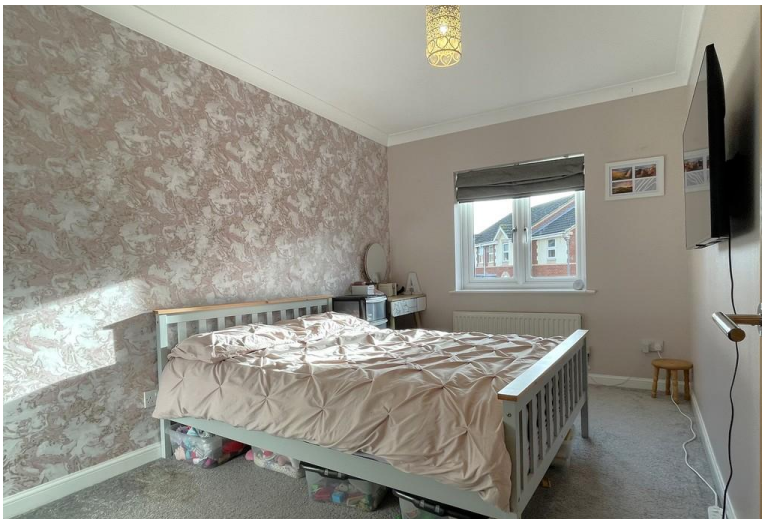
12' 05" x 8' 03" (3.78m x 2.51m) Window to front, radiator, built in wardrobe.

BEDROOM FOUR

8' 11" x 8' 07" (2.72m x 2.62m) Window to rear, radiator, built in wardrobe.

FAMILY BATHROOM

Window to rear, P-shaped bath with rainfall shower head and separate shower attachment, low level W.C, hand wash basin inset to vanity unit, built in storage, spotlights, extractor fan, radiator, tiled floor.





OUTSIDE

FRONT

Driveway providing off road parking for several vehicles, side access to rear garden.

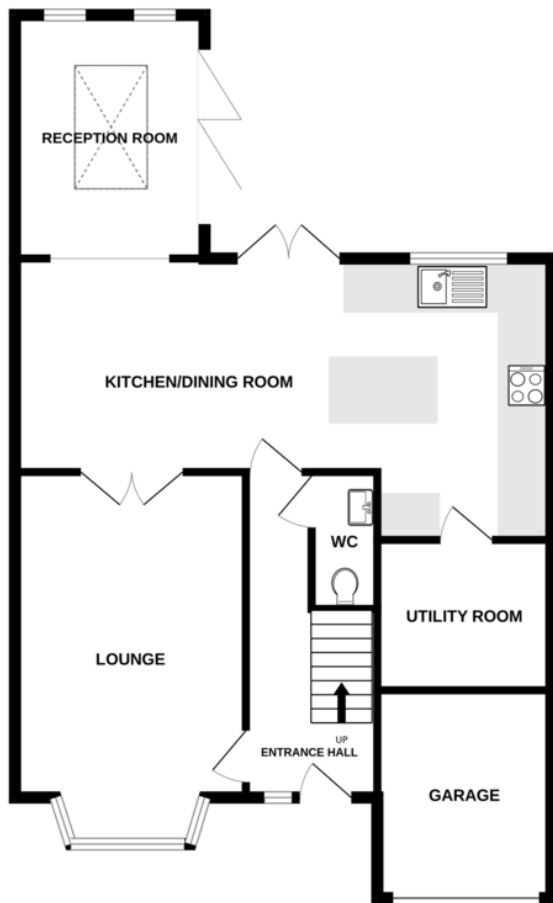
GARAGE/STORAGE

10' 01" x 9' 07" (3.07m x 2.92m) Electric roller door, power and light connected.

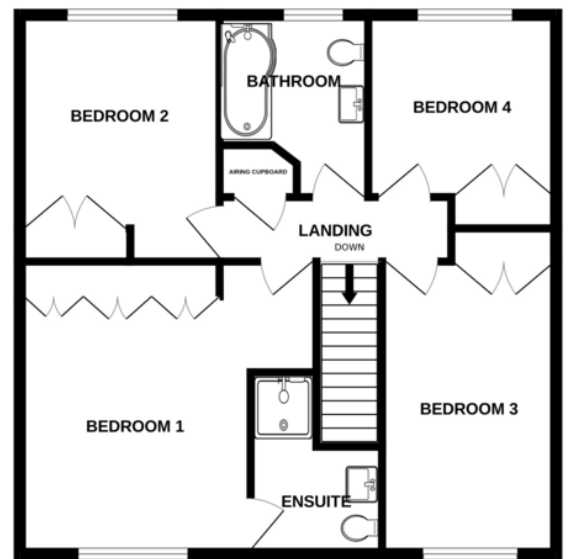
REAR GARDEN

Enclosed rear garden with patio seating area, artificial grass, outside tap and lights.

GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1517 sq.ft. (140.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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