

DAVID MARTIN GROUP

Wycke Lane

Tollesbury, Maldon, CM9 8ST

Guide Price £700,000 - £725,000

EPC Rating ‘E’

- Detached Four Bedroom Character Property
- Three Reception Rooms
- Set On a Plot of Approx 1/2 Acre
- Far Reaching Estuary Views





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Property Description

David Martin Estate Agents are delighted to present this individual character home occupying a plot of approximately half an acre with stunning estuary views in the highly sought-after village of Tollesbury, conveniently located close to local shops, amenities, and within a ten-minute walk of the marina. Offering versatile and spacious accommodation throughout, the property comprises an entrance hall, an impressive first-floor lounge with far-reaching estuary views, and a superb open-plan kitchen/dining/family room leading into a conservatory overlooking the rear garden. Additional accommodation includes a storage room with potential to convert into a utility room, a large reception room with doors opening onto the garden previously used as an annexe, a shower room, two ground-floor double bedrooms, and a family bathroom. To the first floor, the principal bedroom benefits from access to a further room ideal as a fourth bedroom or dressing room.









To the front of the property there is a garden laid to lawn with flower beds, together with a driveway providing ample parking and leading to a double carport. The impressive, beautifully mature rear garden is mainly laid to lawn with well-stocked flower beds and shrubs and features a paved patio area to the rear of the property, along with a storeroom, sheds and a summer house with power and lighting. To the rear of the garden is an orchard and an ideal space for a working garden.

ENTRANCE HALL
Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall with stairs rising to lounge, radiator, tiled floor, fully glazed door to rear.

FIRST FLOOR LOUNGE
24' 06" x 24' 03" Maximum measurements. (7.47m x 7.39m) A spacious and bright living room with vaulted ceiling, being well lit by windows to rear and side aspect with far reaching estuary views, fitted storage cupboards, the room features an oil fired coals effect fire, wooden flooring.

KITCHEN
10' x 10' (3.05m x 3.05m) Comprehensively fitted with a range of units comprising of twin and one third bowls 'Franke' sink unit inset to composite worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units. Integrated 'Neff' induction electric hob, double oven and dishwasher which we understand from the vendor are to remain, splash tiling, windows to rear and side aspect.

DINING ROOM

20' 10" x 12' (6.35m x 3.66m) Stairs rising to first floor landing, wooden flooring, radiator, window to side aspect, archway to kitchen, fully glazed double doors to:

CONSERVATORY
20 ' x 17' (6.1m x 5.18m) Max Measurement L shape room Being well lit by windows to rear and side aspect and fully glazed doors to rear, two radiators, tiled floor, fitted storage cupboard housing oil fired boiler, plumbing for washing machine and pine dresser.









INNER HALLWAY
Door to:

STORAGE ROOM
6' 6" x 6' (1.98m x 1.83m) Window to side aspect, airing cupboard.

BEDROOM TWO
14' 2" x 10' (4.32m x 3.05m) Being well lit by bay window to side aspect and window to front, radiator.

BEDROOM THREE
12' x 10' (3.66m x 3.05m) Window to side aspect, fitted double wardrobe, radiator .

FAMILY BATHROOM
8' 6" x 8' (2.59m x 2.44m) Stylish white suite comprising of free standing bath, pedestal wash hand basin, low flush WC, wet room shower, tiled floor, fully tiled walls, heated towel rail, window to side aspect.

RECEPTION ROOM/ANNEXE
24' x 18' (7.32m x 5.49m) A spacious room with potential for self-contained annex being well lit by two windows to front aspect, radiator, window to side and patio door to rear aspect, kitchen area with double sink unit inset to base units.

SHOWER ROOM
White suite comprising of low flush WC, wall mounted wash hand basin, shower cubicle, fully tiled walls, tiled floor, heated towel rail, window to side aspect.

BEDROOM ONE
23' x 11' 5" (7.01m x 3.48m) Sloping Ceiling, window to rear aspect and sky light window to side, eaves storage cupboard, door to:

BEDROOM FOUR/DRESSING ROOM
11' 4" x 10' (3.45m x 3.05m) Sloping Ceiling Window to side aspect, storage cupboard, fitted wardrobe.









OUTSIDE

To the front of the property is an attractive and well-maintained garden, predominantly laid to lawn and bordered by established flower beds and mature shrubs, creating a welcoming approach to the home. A spacious gravel turning driveway provides ample off-road parking for several vehicles and leads to a substantial double carport, offering both additional covered parking and useful storage space. Gated pedestrian access to the rear garden adds further practicality and convenience.

REAR GARDEN

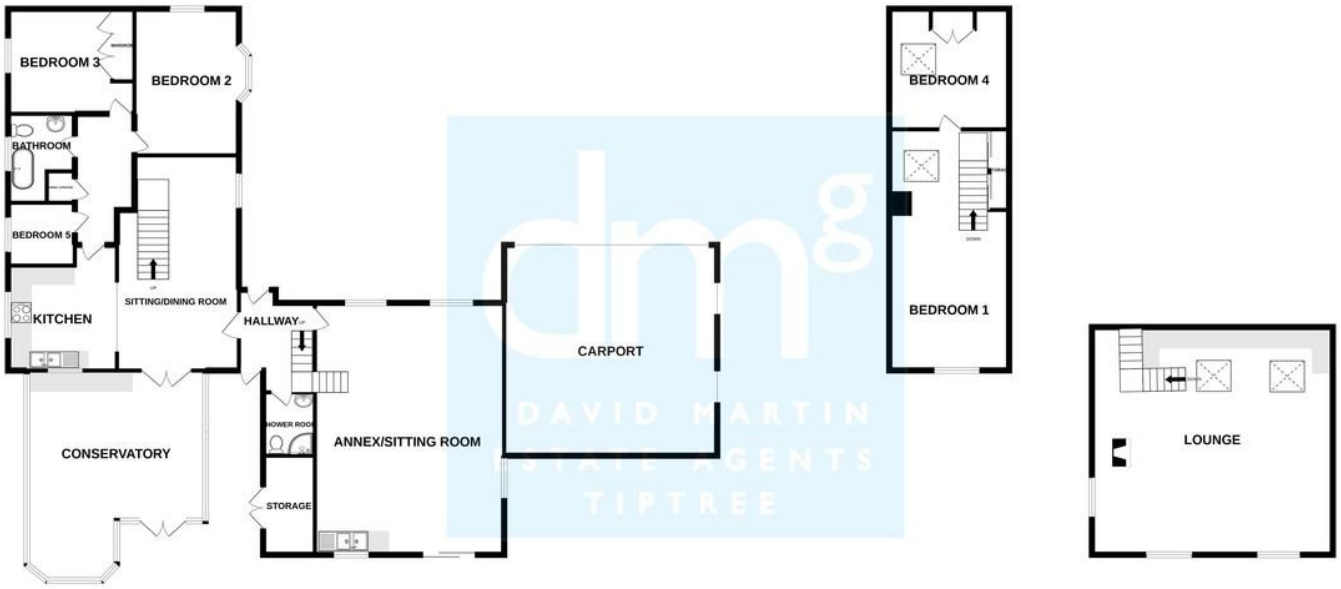
Being well enclosed by fencing and mature hedging, the garden is mainly laid to lawn with established flower beds and shrubs. To the rear of the property is a paved patio area and a useful storeroom housing the second oil-fired boiler. The vendor has advised that the summer house, which benefits from power and lighting, together with the wooden storage sheds, will remain. Beyond this is an orchard area to the rear of the garden, providing an ideal space for a working garden.

AGENTS NOTE

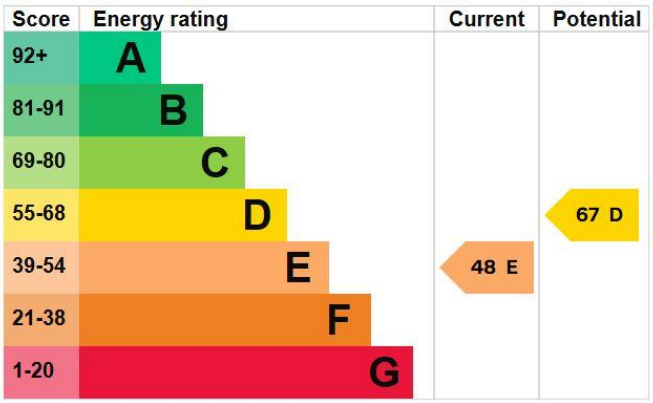
Viewing is highly recommended to appreciate the space and character that the property offers and the gardens and aspect that the property enjoys. The vendor has advised us that fibre broadband is connected to the property.

GROUND FLOOR

1ST FLOOR



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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