



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

**Mill Lane**  
Virley, Maldon, CM9 8HH

**Guide Price £525,000 - £550,000**  
EPC Rating 'TBC'

- Three Bedroom Detached House
- 140 ft. Rear Garden
- Village Location
- Spacious Lounge & Dining Room





## Property Description

David Martin Estate Agents are delighted to present this spacious and versatile detached family home situated in the picturesque village of Salcott. The property features an entrance porch leading into a welcoming hallway, a kitchen with views over and access to the rear garden, a dining room with sliding doors opening onto the garden, a bright and generously sized lounge and a ground floor cloakroom. The first floor offers three well-proportioned bedrooms and a family bathroom. Externally, the former garage has been converted and extended to provide a store room, utility room, studio and conservatory, creating a flexible space ideal for working from home or potential conversion into a self-contained annexe (subject to the necessary permissions). The property also benefits from a stunning 140ft mature rear garden with an abundance of trees and flowering plants, a driveway providing off-road parking, and well-maintained front gardens.



#### ENTRANCE PORCH

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

#### ENTRANCE HALL

15' x 11' 6" (4.57m x 3.51m) Spacious entrance hall with turning stairs rising to first floor landing, double radiator, door to:

#### LOUNGE

15' 6" x 15' 4" (4.72m x 4.67m) Being well lit by window to front, double radiator, the room features a open fireplace.



#### DINING ROOM

12' 6" x 11' 10" (3.81m x 3.61m) Sliding patio doors to rear, radiator, door to;

#### KITCHEN

12' 3" x 11' 3" (3.73m x 3.43m) Being comprehensively fitted with a range of units comprising of stainless steel sink unit inset to worksurface with appliance storage and drawers and cupboards beneath, adjoining worksurface with appliance storage and drawers and cupboards under, breakfast bar, matching range of eye level wall mounted units, space for range style cooker, tiled floor, window and fully glazed door to rear aspect, plumbing for dishwasher.



#### CLOAKROOM

Stylish white suite with low flush WC, wash hand basin, splash tiling, tiled floor.





#### LANDING

Radiator, access to loft space, airing cupboard, radiator, door to:

#### BEDROOM ONE

15' 6" x 14' 2" (4.72m x 4.32m) Windows to front and side aspect, radiator, door to:

#### DRESSING ROOM

Wash hand basin inset to vanity unit.

#### BEDROOM TWO

11' 10" x 10' 4" (3.61m x 3.15m) Window to rear aspect, radiator, fitted wardrobes.

#### BEDROOM THREE

12' 5" x 11' 3" (3.78m x 3.43m) Windows to front and rear aspect, radiator.

#### FAMILY BATHROOM

Stylish white four piece suite comprising of low wash hand basin inset to vanity unit, shower cubical, panel bath, low flush WC, splash tiling, window to side aspect.





## OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and shrubs, driveway to side providing parking for a number of cars leading to part garage providing storage with up and over door, pedestrian access to rear garden.

## EXTERNAL UTILITY ROOM

11' 4" x 5' 3" (3.45m x 1.6m) Adjoining the garage the utility room has a single drainer sink unit inset to worksurface with cupboards beneath, plumbing for washing machine, window to side aspect and part glazed door.



## STUDIO/CONSERVATORY

25' x 8' 4" (7.62m x 2.54m) Power and light connect with window to rear and side aspect, sliding patio doors to rear and side, versatile space.

## REAR GARDEN

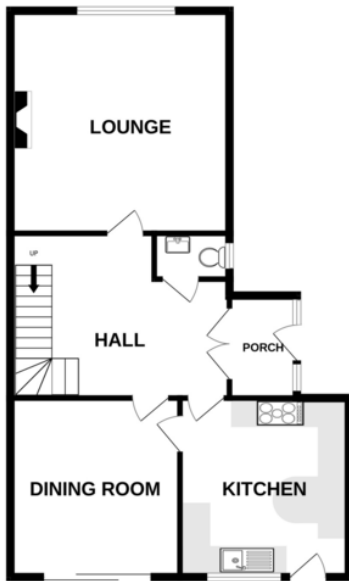
Being well established being laid to lawn with flower beds, trees and shrubs, enclosed by fencing and hedge borders, paved patio area.

## AGENTS NOTE

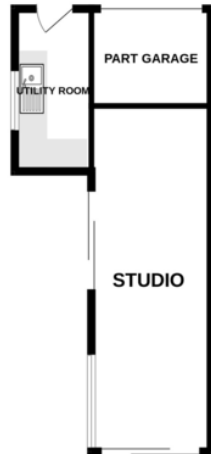
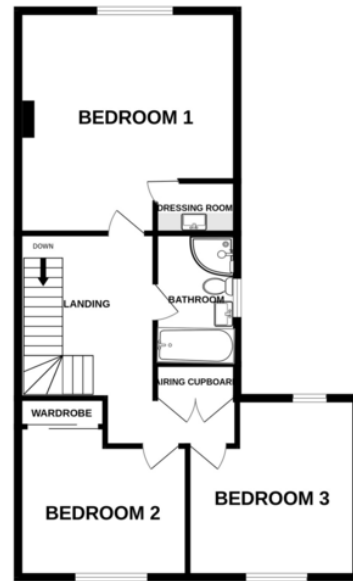
Viewing is advised to appreciate the setting space and potential the property offers.



GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 1765 sq.ft. (164.0 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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