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DAVID MARTIN  
GROUP

**Vicarage Close**  
Tolleshunt D'arcy, Maldon, CM9 8UG

**Guide Price £575,000 - £600,000**

EPC Rating 'D'

- Four Bedroom Detached House
- Double Garage & Ample Parking
- Established Gardens with Farmland Views
- Ensuite & Family Bathroom





## Property Description

David Martin Estate Agents are pleased to present this spacious detached four-bedroom family home situated in the sought-after village of Tolleshunt D'Arcy, offering a primary school, local shop, and convenient access to Tiptree and Maldon with their wide range of amenities. The property features a welcoming entrance hall leading to a comfortable lounge with fireplace and double doors opening into a conservatory enjoying pleasant views and direct access to the rear garden, alongside a separate dining room, study, and a well-appointed kitchen with adjoining breakfast room, plus a ground floor cloakroom. Upstairs, the principal bedroom benefits from an en suite shower room, accompanied by three further bedrooms and a family bathroom. Externally, the property occupies a generous corner plot with well-established gardens and far-reaching farmland views, and further benefits from a detached double garage and ample off-road parking. Early viewing is highly recommended.



#### ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect to entrance hall, turning stairs rising to first floor landing with storage cupboard beneath, radiator, door to:

#### LOUNGE

19' 5" x 11' 8" (5.92m x 3.56m) Being well lit by window to front aspect and fully glazed double doors to conservatory, two radiators, the room features a open fireplace with Calor gas fire inset.

#### DINING ROOM

11' 3" x 10' 6" (3.43m x 3.2m) Windows and fully glazed double doors to rear aspect, radiator.

#### STUDY

9' x 6' 2" (2.74m x 1.88m) Window to front aspect, radiator.

#### CONSERVATORY

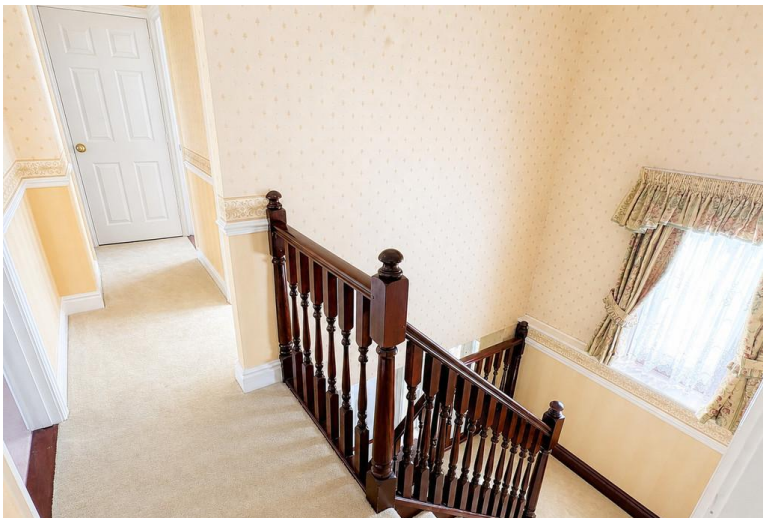
12' x 11' 10" (3.66m x 3.61m) Windows to rear and side aspect and fully glazed double doors to rear, radiator, tiled floor.

#### KITCHEN

13' 2" x 10' (4.01m x 3.05m) Comprehensively fitted with a range of units comprising of single drainer sink unit with rinse bowl and mixer taps inset to worksurface with drawers and cupboards beneath, adjacent worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, electric double oven and hob, dishwasher, fridge/freezer and microwave inset to remain, splash tiling, tiled floor, window to rear aspect, oil fired boiler, archway to:

#### BREAKFAST ROOM

11' x 6' 4" (3.35m x 1.93m) Windows to front and rear aspect and half glazed door to rear, radiator, fitted cupboards beneath worksurface, tiled floor.





#### LANDING

Window to front aspect, access to loft space, airing cupboard, door to:

#### BEDROOM ONE

20' x 12' 3" (6.1m x 3.73m) Reducing to 8'5" Windows to front and rear aspect, radiators, comprehensive range of fitted wardrobes and drawers, door to:

#### ENSUITE SHOWER

Window to rear aspect, suite comprising of wash hand basin inset to vanity unit, shower cubical, low flush WC, splash tiling, heated towel rail, storage cupboard.



#### BEDROOM TWO

12' x 10' 8" (3.66m x 3.25m) Window to rear aspect, radiator, fitted wardrobe.

#### BEDROOM THREE

10' 3" x 10' (3.12m x 3.05m) Window to rear aspect, fitted wardrobe, radiator.

#### BEDROOM FOUR

8' x 6' 2" (2.44m x 1.88m) Window to front aspect, storage cupboard, radiator.



#### FAMILY BATHROOM

Suite comprising of wash hand basin inset to vanity unit, low flush WC, panel bath, splash tiling, radiator, window to front aspect, tiled floor.





## OUTSIDE

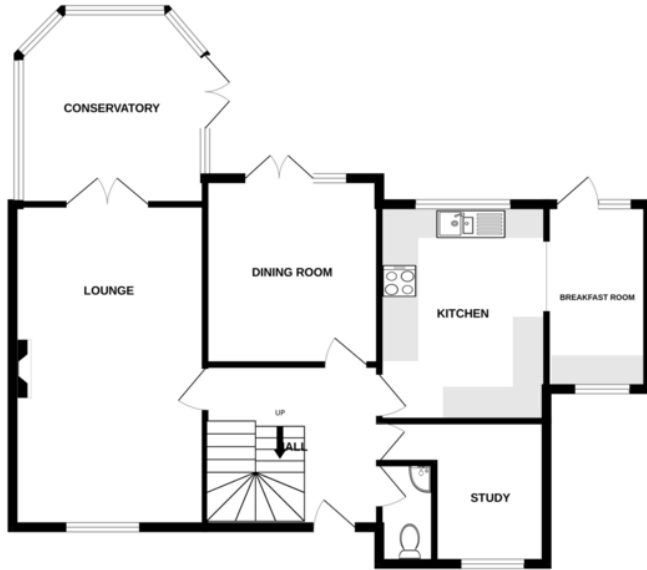
To the front of the property there are landscaped gardens with established hedge borders and shrubs, driveway to side providing parking for a number of vehicles leading to a detached double garage with up and over doors, power and light connected, side access to rear garden.

## REAR GARDEN

Established landscaped corner plot being laid to lawn with flower beds and shrubs, being well enclosed by fencing, paved patio's, the gardens extend to the rear and side of the property, outside tap and light, oil storage tank. Farmland views to rear.



GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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		71 C
55-68	D	63 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