

Little Walnuts, Sains Farm Drive, 67 Broad Street Green Road, Great Totham,



**Freehold**

Offers In Excess Of

**£330,000**

Subject to contract

2 bedrooms  
1 reception room  
1 bathroom



## Some details

### General information

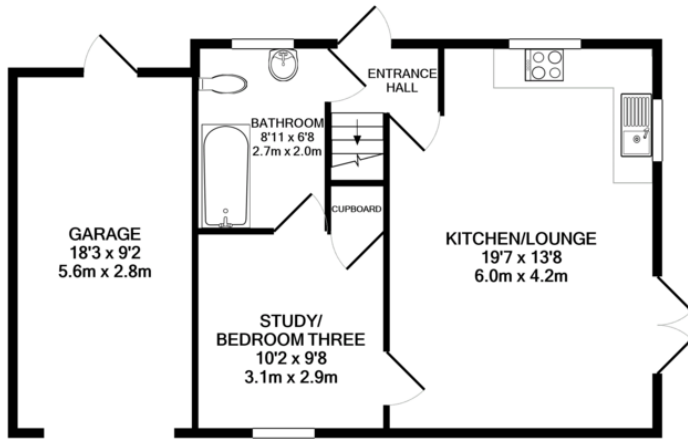
A characterful two/three bedroom detached country cottage set in quiet and secluded position with stunning country walks close by. The property benefits from oil fired central heating, double glazing throughout and wired fire and alarm system.

The property is accessed to the opposite side of the farm drive via a stable door to the front leading into an entrance hall which in turn gives access to all ground floor accommodation and a staircase rising to the first floor. The open plan kitchen/lounge has an abundance of natural light with windows to the front and side aspect and double doors leading to the garden. The kitchen comprises of a one bowl sink inset to roll edge worksurface with a range of wall and base units with cupboards and drawers, newly installed ceramic hob, integrated double oven with stainless steel extractor above, fridge freezer and a washing machine to remain. The study/bedroom three has a double glazed window to the front aspect and access to the ground floor bathroom which was fitted in January 2021 and can be access from both the entrance hall and study/bedroom three. The bathroom comprises of panel bath with electric shower above, low level W.C, pedestal wash hand basin and a double glazed window to the front aspect and external extractor.

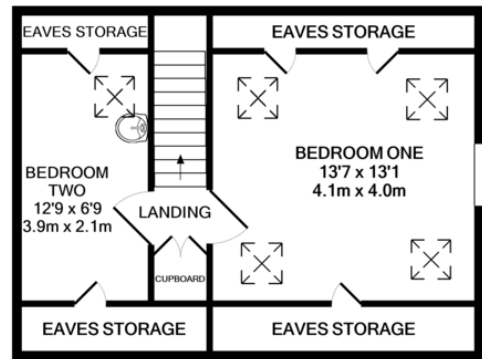
To the first floor there are two good size bedrooms with the master bedroom and four double glazed velux windows and a separate double glazed window to the side allowing an abundance of natural light and eaves storage on both sides. Bedroom two also has eaves storage with a velux window to the rear and a pedestal wash hand basin.



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GROUND FLOOR  
APPROX. FLOOR  
AREA 624 SQ.FT.  
(58.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 405 SQ.FT.  
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1029 SQ.FT. (95.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance hall

Kitchen/lounge

19' 7" x 13' 8" (5.97m x 4.17m)

Study/bedroom three

10' 2" x 9' 8" (3.1m x 2.95m)

Bathroom

8' 11" x 6' 8" (2.72m x 2.03m)

Landing

Bedroom one

13' 7" x 13' 1" (4.14m x 3.99m)

Bedroom two

12' 9" x 6' 9" (3.89m x 2.06m)

Garage

18' 3" x 9' 2" (5.56m x 2.79m)



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### The outside

The property is approached via a gravel driveway providing off road parking for four/five vehicles. There is access to both sides of the property leading to the unoverlooked rear garden which has a paved patio area with the remainder mainly laid to lawn and enclosed by panel fencing.

### Where?

Set in the Essex countryside not far from Maldons millennium walk and conveniently located a short walk from everything you need and not forgetting set on a popular bus route. Great Totham is a parish community that encapsulates village life perfectly. It is enviably located between Chelmsford and close to the town of Maldon. The village boasts a variety of amenities such as excellent primary school, village shop, Church and public house which dates back to the late 17th Century.

Just 2.5 miles away is the town of Maldon with more amenities such as the Blackwater Leisure Centre, Promenade Park, traditional and high street stores, mid-week market and many restaurants to enjoy at your own leisure.

The A12 is only 4 miles away, joined at Witham which links you to both Chelmsford and Colchester. For commuters the nearest train station is also at Witham (or Hatfield Peverel) where there is a direct line into London Liverpool Street in just 44 minutes on a fast service.

### Important information

Council Tax Band -

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating -

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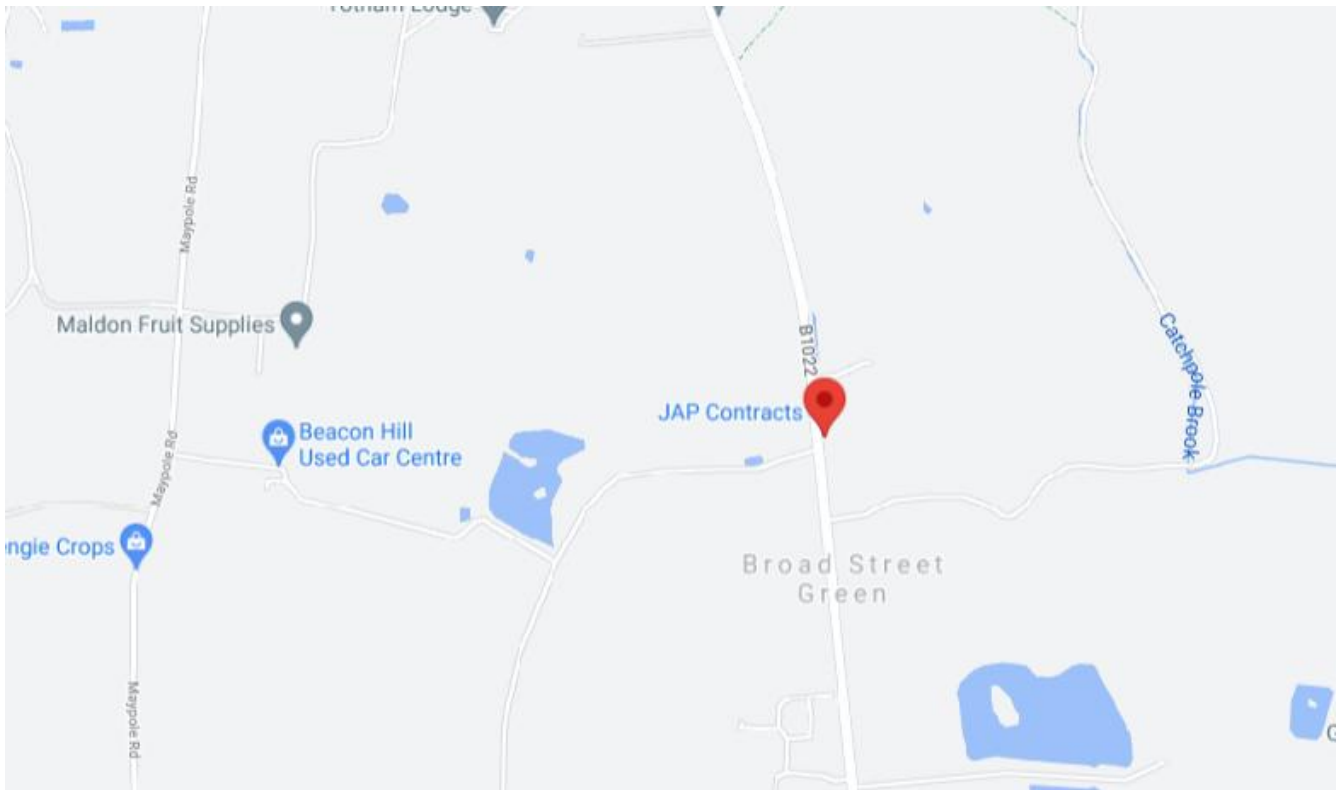
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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### Viewing

To make an appointment to view this property please call us on 01376 516 464.



### Directions

From the Witham office proceed along Maldon Road heading out of Witham, under the A12 bridge, taking a left turning into Blue Mills Hill, past Benton Hall Golf Club on the right hand side, over the hump back bridge and up the hill into Wickham Bishops, proceed through Wickham Bishops past the Chequers Public House and The Mitre Public House, on leaving Wickham Bishops take a left turning into Price of Wales Road, proceeding to the bottom of the road, turning right at the end into Broad Street Green Road.

To find out more or book a viewing

**01376 516 464**

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