

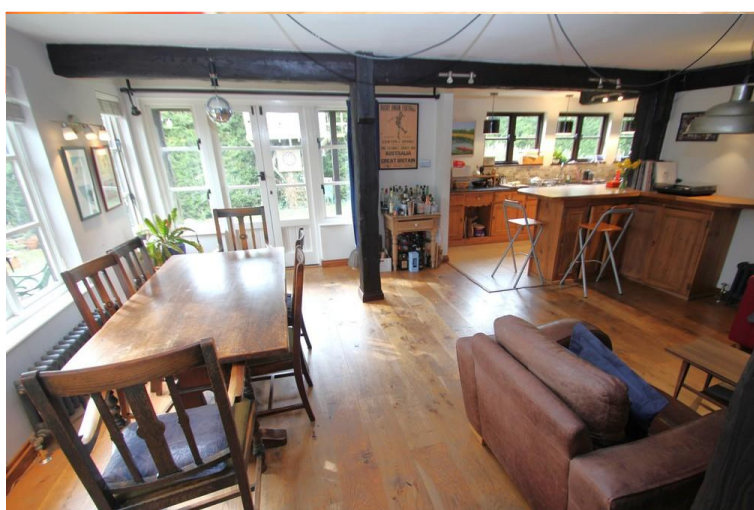


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DAVID MARTIN
GROUP

Rookery Lane
Great Totham, Maldon, CM9 8DF
Offers In Excess Of £650,000
EPC Rating 'D'

- Detached Four Bedroom Potton House
- Double Garage & Ample Parking
- Inglenook Fireplace To Lounge
- Established Corner Plot





Property Description

David Martin Estate Agents are delighted to offer for sale this impressive detached four bedroom 'Potton House' situated in the popular village of Great Totham with its local shop and highly regarded Primary School, as well as convenient access to nearby Maldon and Witham with its mainline railway station, making this property viable for commuters. The property offers versatile family accommodation comprising of an entrance porch, a spacious & welcoming entrance hall, lounge with inglenook fireplace, dining room with double doors to the rear garden, conservatory, kitchen/breakfast room, inner lobby, utility room, cloakroom, landing, bedroom one with ensuite shower room, three further bedrooms and a family bathroom. Externally the property benefits from a double garage, ample off road parking and well established gardens to the rear and side of the property. Viewing is highly recommended to appreciate the space and character the property offers.



ENTRANCE PORCH

Entrance to the property is made via fully glazed entrance door to front aspect to entrance porch, windows to front and side aspect, door to:

ENTRANCE HALL

A spacious entrance hall with tiled floor, turning stairs rising to first floor landing, radiator, under stairs storage cupboard, door to:

LOUNGE

22' 6" x 10' 10" (6.86m x 3.3m) A bright living room with two windows to front aspect and window to side, radiator, the room features an inglenook fireplace with log burner inset, door to:

DINING ROOM/FAMILY ROOM

19' 2" x 15' (5.84m x 4.57m) Windows to rear and side aspect, radiator, the room feature a red brick fireplace, open plan in part to kitchen, exposed timber, oak flooring, double doors to rear garden.

CONSERVATORY

13' 5" x 11' 8" (4.09m x 3.56m) Being well lit by windows to rear and side aspect and double doors to rear, tiled floor, ceiling fan, radiator.

KITCHEN/BREAKFAST ROOM

21' x 7' 8" (6.4m x 2.34m) Being comprehensively fitted with a hand made kitchen with wooden block and granite worksurfaces with twin butler sink unit inset, space for range style cooker, plumbing and space for dishwasher and fridge freezer, breakfast bar, tiled floor, splash tiling, three windows to rear aspect, door to:

LOBBY

Door to rear aspect.

UTILITY ROOM

7' x 6' 8" (2.13m x 2.03m) Single drainer sink unit, oil fired boiler, space for appliances, airing cupboard, tiled floor.

CLOAKROOM

Stylish white suite comprising of wall mounted butler style wash basin, low flush WC, radiator, tiled floor, spotlights, window to front.





LANDING

A spacious landing with sky light to front, exposed timbers.

BEDROOM ONE

15' x 11' (4.57m x 3.35m) Window to front aspect, fitted wardrobes, radiator, door to:

ENSUITE SHOWER ROOM

Stylish white suite comprising of low flush WC, twin wash hand basins, low flush WC, window to side aspect, shower with rain fall shower head and separate shower attachment, fully tiled, tiled floor, heated towel rail, spotlights.



BEDROOM TWO

15' 4" x 8' (4.67m x 2.44m) Window to rear aspect, sky light window to side, radiator.

BEDROOM THREE

11' 5" x 10' (3.48m x 3.05m) Window to rear aspect, radiator, storage cupboard.

BEDROOM FOUR

11' x 6' 10" (3.35m x 2.08m) Window to rear aspect, radiator, eaves storage.

FAMILY BATHROOM

Stylish white suite comprising of low flush WC, wall mounted wash hand basin with vanity unit beneath, panel bath with shower screen and rainfall shower head over, part tiled, tiled floor, window to front aspect, heated towel rail.





OUTSIDE

To the front of the property there is a garden laid to lawn with flower beds and hedge borders, shared driveway to front leading to parking for a number of vehicles leading to double garage with up and over door with power and light connected.

SIDE AND REAR GARDEN

To the side of the property is garden laid to lawn with flower beds and shrubs leading to south facing rear garden again laid to lawn with flower beds and shrubs being well enclosed by fencing and hedge borders, paved patio to the rear of the property, outside tap and light.

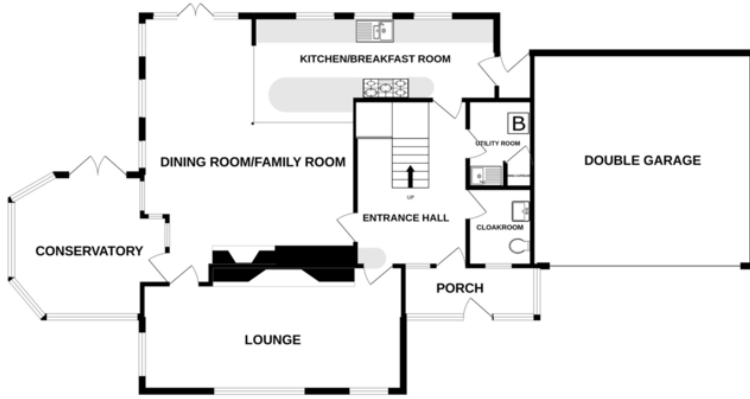


AGENT NOTE

The details above do not form any offer or contract, we make enquiries with the seller to try to ensure the information provided is as accurate as possible. Any Buyer should satisfy themselves by inspection as to the accuracy of the details provided by David martin Estate Agents. All measurements, descriptions and floor plans are approximate.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 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