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DAVID MARTIN
GROUP

Stockhouse Close
Tolleshunt Knights, CM9 8HT

£500,000
EPC Rating 'D'

- Three Bedroom Bungalow
- Open Plan Living Space
- Immaculately Presented
- Garage & Ample Off Road Parking



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Property Description

David Martin Estate Agents are delighted to offer for sale this extended and improved three bedroom bungalow situated in the village of Tolleshunt Knights. The property is immaculately presented throughout and consists of an entrance hall, a spacious open plan living space ideal for entertaining or spending time as a family with a newly fitted log burner in the lounge area, kitchen with central island and dining area with double doors into the rear garden, there is a good sized principal bedroom with en suite, two further bedrooms and a family bathroom. Externally the property benefits from off road parking for multiple vehicles, a detached garage and a good sized garden to the rear. We highly recommend a viewing of this property to really appreciate all that it has to offer.



ENTRANCE HALL

Enter the property via a part glazed entrance door to front aspect, marble effect tiled floor, Two radiators and loft access.

OPEN PLAN LIVING/KITCHEN/DINING

31' 02" x 20' 08" Maximum Measurements (9.5m x 6.3m)

Stylish Kitchen fitted with a range of wall and base units incorporating an inset sink with mixer tap, Quartz work top and splash back, eye level oven, space for American style fridge/freezer, integrated dishwasher and washing machine, light tunnel, spotlights, central island with granite worktop, gas hob with extractor over, storage beneath and breakfast bar. Dining area with double doors to rear garden, window to rear and radiator. Lounge with log burner, radiator and Velux skylight. Marble effect floor tiles throughout.



BEDROOM ONE

21' 08" x 9' 05" (6.6m x 2.87m) Window to rear and side, radiator, built in storage cupboard, Thruslide sliding door to:

ENSUITE

Window to front, walk in shower with rainfall shower head and separate shower attachment, wash hand basin inset to vanity unit, tiled flooring, spotlights, radiator and extractor fan.



BEDROOM TWO

14' 09" x 13' 10" Maximum measurements (4.5m x 4.22m) Window to front, radiator.

BEDROOM THREE

14' 09" x 9' 02" (4.5m x 2.79m) Window to front, radiator.

BATHROOM

Window to rear, bath with shower attachment, wash hand basin, low level W.C, tiled floor, part tiled walls, spotlights, radiator, extractor fan.





OUTSIDE

FRONT

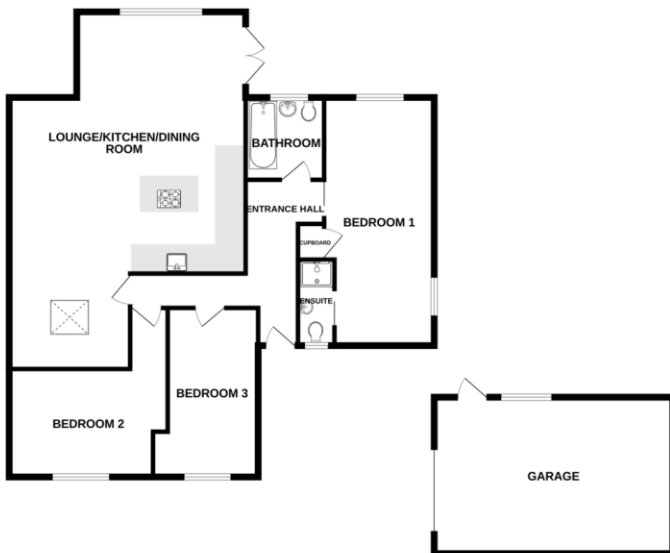
Block paved driveway providing off road parking for multiple vehicles, side access to rear garden.

GARAGE

20' 11" x 13' 06" (6.38m x 4.11m) Detached garage with electric roller door, power and light, window and door to garden.

REAR GARDEN

Patio area to rear of property, rest mainly laid to lawn, outside tap and lights.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such by the prospective purchaser. The services, systems and electrical details have not been tested and no guarantee as to their operability or efficiency can be given. Please see EPC for details.

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