



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

**Seagers**  
Great Totham, Maldon, CM9 8PB

**£425,000**  
EPC Rating 'C'

- Detached Three Bedroom House
- Three Reception Rooms

- Gardens to Rear and Side
- CHAIN FREE





## Property Description

David Martin Estate Agents are delighted to offer for sale this detached three bedroom house situated in a cul de sac position in the popular village of Great Totham, with its school, village pub, shop and good access to Tiptree and Maldon with their range of shops and local amenities. The property offers versatile family accommodation comprising of an entrance hall, lounge, dining room, conservatory, study, kitchen and ground floor cloakroom, landing, three bedrooms and a family bathroom. Outside the property has a garage, parking and gardens to rear and side with far reaching views. The property is being sold CHAIN FREE, viewing is advised to appreciate the space and setting the property benefits from.



#### ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, tiled floor, stairs to first floor, fully glazed door to rear, door to:

#### LOUNGE

15' 10" x 11' 10" (4.83m x 3.61m) The room is well lit by window to side aspect and patio door to rear aspect to conservatory, two radiators.

#### DINING ROOM

15' 10" x 9' 10" (4.83m x 3m) Windows to front and rear aspect, radiator, Parquet style flooring, service hatch to kitchen.

#### STUDY

10' x 7' 8" (3.05m x 2.34m) Window to front aspect, radiator.

#### CONSERVATORY

13' 5" x 9' 9" (4.09m x 2.97m) With windows to rear and side aspect and fully glazed door to side.

#### KITCHEN

12' x 9' 5" (3.66m x 2.87m) Fitted with a range of units comprising of one and a half bowl sink unit with mixer taps inset to worksurface with drawers, cupboards and appliance storage under, matching range of eye level wall mounted units, oil fired boiler ( Untested ). Electric oven and hob inset to remain, plumbing for dishwasher and washing machine, splash tiling, window to rear aspect.

#### LANDING

Access to loft space, airing cupboard, window to rear aspect. door to:

#### BEDROOM ONE

15' 10" x 12' 5" (4.83m x 3.78m) Window to rear and side aspect, radiator, shower cubical, fitted wardrobes.

#### BEDROOM TWO

14' 6" x 9' (4.42m x 2.74m) Window to front aspect, radiator.

#### BEDROOM THREE

9' 10" x 6' 6" (3m x 1.98m) Window to side aspect, radiator.

#### FAMILY BATHROOM

White suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath with shower over and shower screen, radiator, splash tiling, window to side aspect.





**OUTSIDE**

To the front of the property there is a driveway providing parking leading to garage measuring 17ft. x 8'8ft. with power and light connected and door connecting to garden.

**REAR & SIDE GARDEN**

The garden extends to the rear and side of the property being laid to lawn with flower beds and shrubs, enclosed by fencing and hedge borders, patio area to the side of the property, greenhouse, wooden storage shed and oil tank.

**AGENTS NOTE**

Viewing is advised to appreciate the setting, views and space the property offers. The property is being offered chain free and the vendor has advised us it benefits from Solar panels.



TOTAL FLOOR AREA: 1407 sq.ft. (130.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of sites, sections, rooms and any other parts 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 a guide by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. All to be confirmed by site visit. Call for more information. www.dmg.co.uk

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	77 C	
55-68	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 are 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