



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

**Colchester Road**  
Virley, Maldon, CM9 8HG

**Offers In Excess Of £400,000**  
EPC Rating 'E'

- Detached Character Cottage
- Farmland Views
- Character Features
- Stylishly Fitted Kitchen & Bathroom





## Property Description

David Martin Estate Agents are delighted to offer for sale this detached two/three bedroom house situated in semi-rural location with far reaching farmland views in the village of Virley with good access to Tiptree, Maldon and Mersea island with their schools, shops and local amenities. The property offers versatile family accommodation comprising of a lounge with log burner, dining room/bedroom three, a kitchen/breakfast room, family bathroom, spacious landing, bedroom one with ensuite shower room and bedroom two. The property sits on an established plot with far reaching farmland views, with driveway providing parking leading to a garage. Viewing is highly recommended to appreciate the setting, character and space the property offers.



#### KITCHEN/BREAKFAST ROOM

14' x 9' 9" (4.27m x 2.97m) Entrance to the property is made via a part glazed entrance door to side aspect with covered porch over, the kitchen is comprehensively fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under, matching range of eye level wall mounted units, integrated electric oven and hob, washing machine and fridge, splash tiling, tiled floor, radiator. Stairs rising to first floor landing with storage cupboard under, the room is well lit by windows to front and side aspect, radiator, door to:



#### LOUNGE

14' 3" x 11' (4.34m x 3.35m) Being well lit by windows to front and side aspect, radiator, the room features a redbrick fireplace with log burner inset, door to:

#### DINING ROOM/BEDROOM THREE

13' 2" x 10' 6" (4.01m x 3.2m) Feature red brick fireplace, radiator, window to front aspect, fully glazed double doors to side aspect.



#### FAMILY BATHROOM

Stylish white suite comprising of low flush WC, pedestal wash hand basin, panel bath with shower over, splash tiling, window to side aspect, towel rail, radiator.

#### LOBBY

Storage cupboard, door to rear.

#### LANDING

10' 6" x 9' 9" (3.2m x 2.97m) Window to rear aspect, radiator, airing cupboard, door to:

#### BEDROOM ONE

15' x 10' 5" (4.57m x 3.18m) Window to front aspect, radiator, door to:

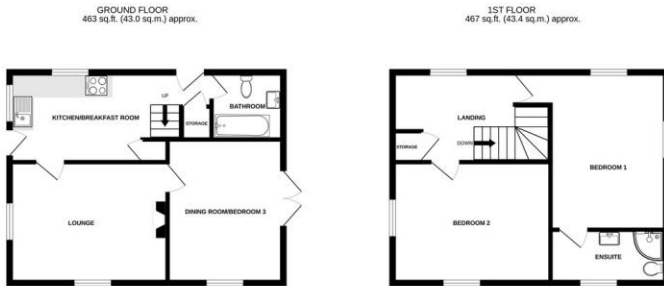
#### ENSUITE SHOWER ROOM

White suite comprising of low flush WC, wash hand basin with storage cupboard under, shower cubical, splash tiling, extractor fan, window to front aspect, tiled floor, radiator.



#### BEDROOM TWO

14' 2" x 11' (4.32m x 3.35m) Window to front aspect, radiator, with loft access.



TOTAL FLOOR AREA: 930 sq ft (86.4 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any other purpose or as a statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The layout, systems and appliances shown here are not intended to be used as such by any prospective purchaser. The layout, systems and appliances shown here are not intended to be used as such by any prospective purchaser. The layout, systems and appliances shown here are not intended to be used as such by any prospective purchaser. Made with Merge3D 2023

**OUTSIDE**

The property is set on a plot of approximately 0.14 of an acre with far reaching farmland views, the garden is laid to lawn with fencing and hedge borders, shrubs and flower beds and a paved patio area. To the far side of the property there is a gravel driveway providing ample parking and turning space leading to a detached timber garage with double doors power and light connected internal measurement 15ft. x 14ft. timber storage shed, the property's drainage system is via its own treatment system.

**AGENTS NOTE**

Viewing is highly recommended to appreciate the setting and character the property offers. The vendor has advised us the property has solar panels and electric heating system.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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